



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, January 21, 2025, at 5:30 PM

- I ESTABLISH A QUORUM**
- II APPROVE MINUTES**
*January 7, 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**
*Action Item – Preliminary Plat Extension Request – Airbase Commons
Mike Freer is requestion approval for on a preliminary plat extension for Airbase Commons Subdivision Preliminary Plat. Airbase Commons is a mixed-use C-4 Planned Unit Development providing eleven (11) 4-plex attached townhomes, consisting of forty-four (44) residential lots, one (1) Common lot, and one (1) Commercial lot with approximately 30,400 gsf of commercial retail and/or office space
Application: PZ-23-87
- VII OLD BUSINESS**
*None
- VIII DEPARTMENT HEAD ITEMS**
*Monthly Building Permit Report – December 2024
*Monthly Code Enforcement Report – December 2024
*Monthly GIS Report –December 2024
- 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, January 7th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the January 7, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Cristina Drake and Phillip Mills. William Roeder, and Rob McCormick was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey.

MINUTES

*December 3, 2024

*December 17, 2024

Commission Member Cristina Drake made a motion to approve the December 3, 2024, and December 17, 2024, minutes. Commission Member Phillip Mills 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 Items** - Election of Chairperson and Vice-Chairperson

Agenda has been amended; this item has been moved to New Business.

NEW BUSINESS

***Action Items** - Election of Chairperson and Vice-Chairperson

By a unanimous vote Kristopher Wallaert has been voted to remain in the Chairperson. William Roeder was voted Vice-Chairperson.

OLD BUSINESS

*** Action Item – Findings of Fact - Conditional Use Permit – Idaho Power**

A request for a Conditional Use Permit by Jaya Littlewing with KM Engineering on behalf of Idaho Power has applied for a Conditional Use Permit for a new electrical substation. The proposed Sawmill Substation will be located on the West side of Mountain Home, East of Optimist Park, North of West 5th North Street and West of North Haskett Street, on a parcel of land approximately five (5) acres +/- (RPA3S06E263020) (PZ-24-57)

Commission Member Cristina Drake made a motion to approve the findings of fact for the Conditional Use Permit for Idaho Power PZ-24-57. Commission Member Phillip Mills seconded the motion. The votes go as follow; Commission Member Mills; aye, Commission Member Drake; aye, Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

- *Monthly Building Permit Report – November 2024
- *Monthly Code Enforcement Report – November 2024
- *Monthly GIS Report – November 2024

There was a discussion regarding how someone report code violations on their street would.

There was a discussion regarding HOAs and CCNRs and that the City of Mountain Home Code Enforcement does not enforce HOAs and CCNRs.

There was a discussion regarding the Monthly Building Permit Report for November 2024. One permit was charged fiber, and another one was not. Staff did not have the answer and informed Commission members once they had the answer, they would give them that information.

ITEMS REQUESTED BY COMMISSIONERS/STAFF

***None**

There was a discussion regarding the scheduled joint meeting with City Council on January 28th, 2025.

There was a discussion regarding the land use chart and when to start picking up these meetings.

There was a discussion regarding the zoning map.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 5:38 p.m.

Chair



January 13, 2025

Re: Preliminary Plat Extension Request – Airbase Commons – PZ-23-87

Planning & Zoning Commission,

Before you is a request for a preliminary plat extension. Mike Freer of SIRP, LLC., has submitted a request for a preliminary plat extension for the Airbase Commons Subdivision. Airbase Commons is a mixed-use C-4 Planned Unit Development providing eleven (11) 4-plex attached townhomes, consisting of forty-four (44) residential lots, one (1) Common lot, and one (1) Commercial lot with approximately 30,400 gsf of commercial retail and/or office space. Per City Code the Planning & Zoning Commission may grant a one-year extension on an approved Preliminary Plat, per City Code, 9-16-10 (J), with the provision that the request for extension is applied for thirty (30) days before expiration.

9-16-10(J) Approval Period: 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.

Page 3 of the signed PUD agreement bullet #7. Development Schedule: states: It is the intent of the Applicant/Owner to commence site development immediately after permit review approval, with the goal of completing all civil, earthwork, and horizontal infrastructure improvements, and plat recording for Phase 1 no later than one year after City Council approval. The preliminary plat approval shall become null and void if the applicant fails to either 1) obtain the City Public Work's Director signature on a final plat within one year; or 2) obtain approval of a time extension of one year from City Council. Vertical construction, other than one model home, shall commence thereafter and continue at a pace determined by construction schedule and market absorption.

The application submittal of the Airbase Commons Subdivision Preliminary Plat was submitted by Teran Mitchell of TKM Architecture on November 11, 2023. A public hearing was held on February 20, 2024, before the Planning & Zoning Commission and formal approval of the Findings of Fact were signed and dated March 5, 2024. The Recommendation from Planning and Zoning went before the City council for approval on March 12, 2024. Formal approval of



the Findings of Fact by City Council was signed and dated March 27, 2024. (see Attachment “A” for Findings of Fact).

The applicant is requesting the extension of Airbase Commons Preliminary Plat, as they are currently developing the first phase of Fall Creek Subdivision. The request was made thirty (30) days prior to expiration date as required.

If approval of the extension is granted the new expiration date for the Preliminary Plat for Airbase Commons Subdivision is March 27, 2026.

For your consideration.

Brenda Ellis
City of Mountain Home
Senior City Planner

Attachment A – Applicant Narrative
Attachment B – Preliminary Plat
Attachment C – PZ FOF
Attachment D – CC FOF
Attachment E – PUD Agreement

C-4, PUD and PRELIMINARY PLAT VISION, OBJECTIVES, AND GOALS

MOUNTAIN HOME

535 Sawtooth Street, Suite 100
Mountain Home, Idaho 83647

T 208.590.5109
F 804.539.2740

About Michael Freer and SIRP, LLC.

Michael Freer is the principal Owner of SIRP, LLC, a Mountain Home-based community investment company that specializes in site acquisition and development. We are Idaho natives with more than 20 years of experience in building communities in the state and, more specifically, in Elmore County. Our goal is to provide new communities that are affordable for the residents of Mountain Home while improving the built environment.

PRINCIPAL

Teran K. Mitchell, AIA, LEED®

TEAM MEMBERS

Julio Arroyo, Assoc. AIA
Britton D. Mitchell, Intern
Ethan Worthley, Intern
Gabriel Sorenson, Intern

We are excited for another community in Mountain Home. We have had a number of successful partnerships with our City Stakeholders, and we believe that this mixed-use community – providing much needed residential housing as well as neighborhood commercial within walking distance – will add to the quality of life of all residents in Mountain Home.

Background – Existing Conditions

The project site consists of a multiple tax lot/parcels (RP001820020040, RP001820020050, RP001820020060, RP001820020070, RP001820020100, RP03S06E340100, RP03S06E340120, RP03S06E340130, RP03S06E340080) comprising approximately 6.50-acres and is located within the Area of Impact for City of Mountain Home, Elmore County, Idaho. The subject property successfully underwent a recent annexation, PPLAT, and R-4, PUD wherein it was rezoned from County C2 Commercial to C-4, PUD where both commercial and residential land-uses were approved.

The site is vacant with no previous development or improvements, and is bounded by Highway 67 – Airbase Road to the North, and Highway 51 – S 18th W Street to the East. The subject property is an infill development located between previously annexed parcels and parcels that remain unincorporated within the County. Neighboring properties are Runway Estates that lies approximately 450' to the west and is zoned R-4, PUD. City Industrial (municipal airport) lies to the north across from highway 67. Jackson's Chevron, zoned C-4 Commercial lies to the East. Vacant and undeveloped land lie directly to the South and West with C2 Commercial and AG zoning, respectively.

This request is to amend a previously approved PPLAT and PUD to increase the number of lots from the original thirteen (13) to forty-six (46) that will provide for individual homeownership of the previously approved townhouse units.

Airbase Commons Mixed-Use (Airbase Commons) Vision and Goals

Airbase Commons is a proposed mixed-use residential and neighborhood commercial community designed with the goals and vision of the City of Mountain Home as stated in the 2019 Comprehensive Plan, which, in turn,

was based on the findings of the 2016 Assessment Findings and Suggestions Report. The stated objectives of the Comprehensive Plan lead to the City's Mission and Priorities (Page 9) that list the *City's Core Values*: Be fiscally responsible; Be a responsive and transparent government; Act with integrity in all that we do; and the City's *Top Five Priority Issues*:

Managed Growth, Economic Development, Housing, Infrastructure, and Community Development. **Airbase Commons** seeks to accomplish the above stated goals.

Mountain Home is a beautiful place. The rugged, high-desert provides countless opportunities for outdoor recreation: hiking, fishing, camping, sports; great local restaurants, schools with kind and caring teachers, and the United States Mountain Home Air Force Base with thousands of US airmen, families and civilian employees. Many of the airmen from the MHAFB are unable to live in Mountain Home because of lack of available housing supply. The City of Mountain Home has made significant progress to bring new economic opportunity (downtown revitalization, rail industrial park and planning for fiber based high speed internet) and new housing to serve the growing community. **Airbase Commons** intends to contribute to the City's vision for managed growth and economic development by contributing 44 townhouses arranged in 4-plex buildings along with approximately 30,400 gsf of commercial retail and/or office space that fill a void in the Mountain Home market.

Airbase Commons will contribute more than just forty-four much needed "missing middle" residences and commercial retail spaces to Mountain Home, it will also provide opportunities for thoughtful architectural design that differs from existing housing types, appealing to both young families and empty-nesters looking to simplify and increasingly expensive cost-of-living. The proposed development makes use of an under-utilized infill site located near the edge of town where supportive municipal infrastructure already exists and where maintenance and resource consumption are reduced. Lastly, the medium density development with common amenities will foster a greater sense of community involvement, belonging, and place.

More specifically, **Airbase Commons (ABC)** will consist of:

- Eleven (11) four-unit buildings totaling forty-four (44) attached two-story units on individual for-sale lots and one (1) HOA-owned and maintained Common Lot.
- Townhouse units range in size from approximately 1200 gsf to 1330 gsf with private driveways and visitor on-street parking.
- Community pavilion with seating owned and maintained by ABC HOA.
- Community children's playground with a minimum of (1) one apparatus owned and maintained by ABC HOA.
- Water Conservation Landscaping with native plants throughout.
- Drought tolerant Buffalo Grass common green area with an estimated 10x water reduction in water use owned and maintained by ABC HOA.
- Walking/jogging paths ranging from 5'-0" wide to all common amenities, throughout the site, and along perimeter owned and maintained by ABC HOA when located within residential Common Lot.

- The 1.584-acre Commercial Lot shall be developed in the future as retail and office spaces are desired. The representation provided as part of the approved PUD and PPLAT applications is conceptual in nature and may not show the project as it will be after construction.
- Water and Sewer stubs shall be provided to the Commercial Lot at Sheri Drive and Anika Drive.
- Shared access easements between current and future Owners of Airbase Commons, and shall provide two locations of ingress/egress between the (Commercial) and Airbase Commons (Residential) land uses.

Utilities and Infrastructure

Public sewer and water are available near the project site and will be incorporated into the project through engineering review and approval by the City of Mountain Home.

Traffic/Access/Parking/ Right-of-Way

CR Engineering was contracted to perform services required to provide a Traffic Impact Study for Airbase Commons Mixed-Use Community. This report will be provided as part of the applications associated with this development proposal. The TIS and preliminary Concept Site Masterplan were provided to Idaho Transportation Department (ITD) on April 14, 2023, and is currently under review. Parking for the proposed community investment has been provided at a ratio of 2.3 per unit. ROW improvements with 1/2 road reconstruction, curb and gutter, and sidewalk are provided as part of the proposed development. As part of the PUD process, the setbacks for each unit are consistent with the City of Mountain Home City Ordinances.

Effects on Adjacent Properties & Consistency with City Plans

The project site is bounded by existing R-4, C-4, C2 and AG land uses. The under-utilized site has remained vacant despite limited development occurring on surrounding properties. The proposed development will benefit the surrounding areas by providing improvements to City infrastructure and ROW, thus furthering the goal for uninterrupted connections to the major commercial corridors, surrounding neighborhoods, City schools, and by offering housing and commercial retail on the western edge of the City.

The proposed community development will slightly increase traffic (re: attached TIS) in the area with little to no negative impact to the adjacent properties. The medium-density townhouses offer a pleasing and beneficial transition from the lower density residential to the south and west with large-lot residential. As such, it is not believed that there will be a negative impact on the surrounding properties.

As mentioned above, this project will help the City meet its goal of providing more affordable housing for Mountain Home residents. The community design is intended to preserve essential elements of the “small town feel” of Mountain Home by providing attractive, high-end townhouse residences in a neighborhood with water conservation landscaped spaces and amenities.

Chapters 3, 4 and 5 of the City’s Comprehensive Plan focus on Economic Development, Population, and Housing.

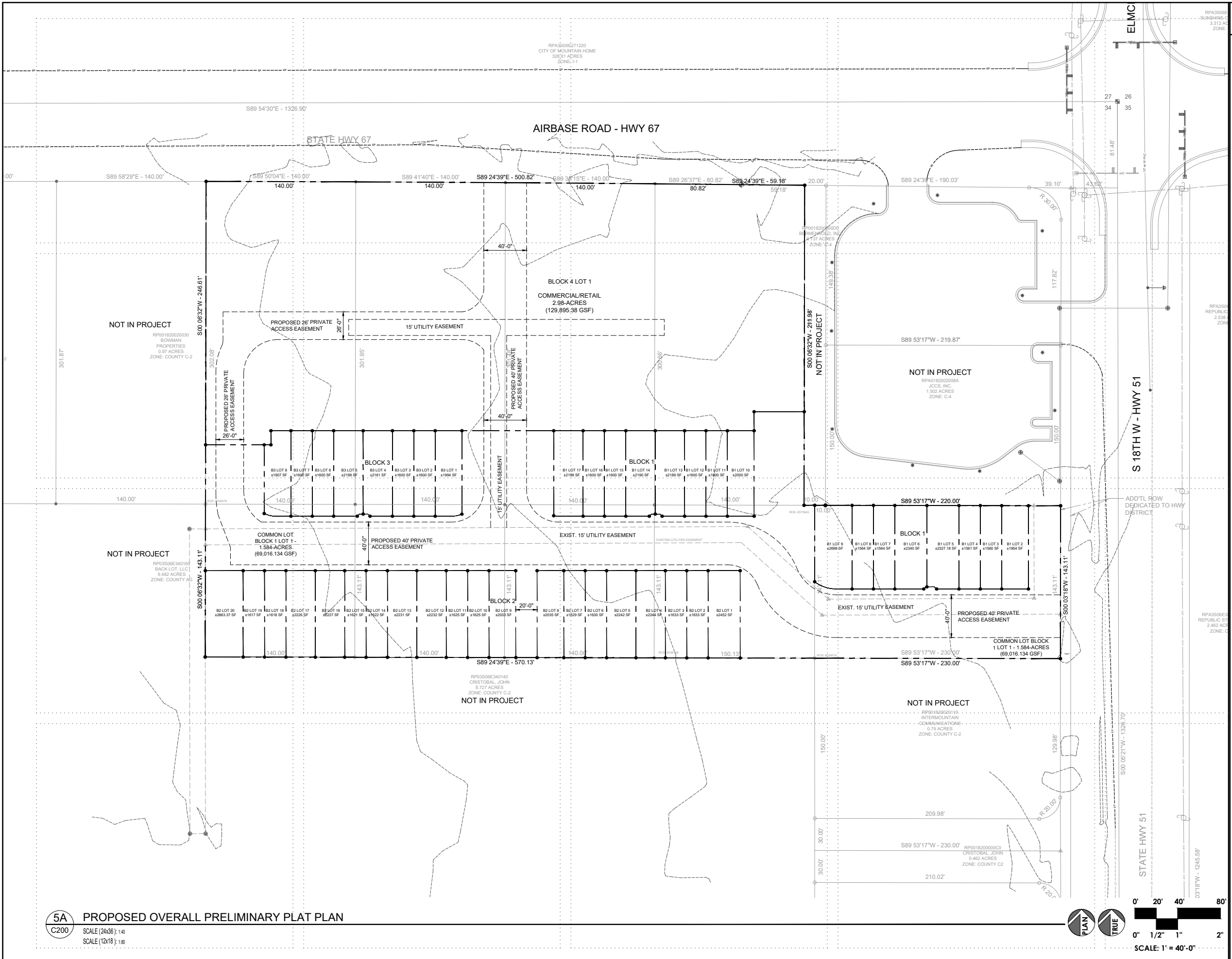
Those are all interrelated and housing for a growing population and workforce is an essential element for the success of all three. The proposed development will add new housing and commercial retail spaces to the existing inventory, thus helping to achieve all three of the City's goals. We believe the proposed development is exactly consistent with 5.9 Goal 1 and 5.10 Goal 2 of the City's adopted Comprehensive Plan.

Thank you for your review and consideration of this community development. Please contact Michael Freer, SIRP, LLC., 928-853-8935 with any questions, comments, or additional requirements.

Respectfully,



Teran K. Mitchell, AIA, NCARB, LEED, C3P



PROPOSED PRELIMINARY PLAT

AIRBASE COMMONS MIXED-USE COMMUNITY

A PARCEL OF LAND BEING LOTS 4 THROUGH 11, BLOCK 2, FALCONCREST SUBDIVISION OF MOUNTAIN HOME (VACATED) AND LYING IN THE NE 1/4 OF THE NE 1/4 OF SECTION 34, T.3 S. R.6 E, BOISE MERIDIAN, MOUNTAIN HOME, ELMORE COUNTY, IDAHO

RE: ATTACHED PLAT RECORD NO.: 228579, DWG NO.: 373645-RS; DWG NO. 338148-RS; 363-34-1-1-0-225555-RS OR INST. NO.: 498869

LEGEND

EXISTING TAX LOTS
PROPOSED LOT LINE
PROPOSED EASEMENT

EXISTING PROPOSED

MONUMENT
PIN CAP
BRASS CAP ROW MON.
CALC. POINT

PROJECT DATA:
EXIST. TAX LOT NO(S): RP001820020040, RP001820020050, RP001820020060, RP001820020070, RP001820020100, RP03S06E340100, RP03S06E340120, RP03S06E340130, RP03S06E340080
ZONING: C-4, PUD
EXISTING LOT AREA: 283,182.33 GSF (6.50-ACRES)

4-PLEX TOWNHOUSE LOT(S):

BLOCK 1 LOT 2: 0.045-ACRES (±1,954 GSF)
BLOCK 1 LOT 3: 0.036-ACRES (±1,560 GSF)
BLOCK 1 LOT 4: 0.036-ACRES (±1,561 GSF)
BLOCK 1 LOT 5: 0.053-ACRES (±2,327 GSF)
BLOCK 1 LOT 6: 0.053-ACRES (±2,340 GSF)
BLOCK 1 LOT 7: 0.036-ACRES (±1,564 GSF)
BLOCK 1 LOT 8: 0.0936-ACRES (±1,584 GSF)
BLOCK 1 LOT 9: 0.062-ACRES (±2,698 GSF)
BLOCK 1 LOT 10: 0.046-ACRES (±2,000 GSF)
BLOCK 1 LOT 11: 0.037-ACRES (±1,600 GSF)
BLOCK 1 LOT 12: 0.037-ACRES (±1,600 GSF)
BLOCK 1 LOT 13: 0.050-ACRES (±2,189 GSF)
BLOCK 1 LOT 14: 0.050-ACRES (±2,190 GSF)
BLOCK 1 LOT 15: 0.037-ACRES (±1,600 GSF)
BLOCK 1 LOT 16: 0.037-ACRES (±1,600 GSF)
BLOCK 1 LOT 17: 0.050-ACRES (±2,199 GSF)

BLOCK 2 LOT 1: 0.056-ACRES (±2,452 GSF)
BLOCK 2 LOT 2: 0.037-ACRES (±1,633 GSF)
BLOCK 2 LOT 3: 0.037-ACRES (±1,633 GSF)
BLOCK 2 LOT 4: 0.056-ACRES (±2,244 GSF)
BLOCK 2 LOT 5: 0.056-ACRES (±2,242 GSF)
BLOCK 2 LOT 6: 0.037-ACRES (±1,630 GSF)
BLOCK 2 LOT 7: 0.037-ACRES (±1,629 GSF)
BLOCK 2 LOT 8: 0.046-ACRES (±2,035 GSF)
BLOCK 2 LOT 9: 0.046-ACRES (±2,033 GSF)
BLOCK 2 LOT 10: 0.036-ACRES (±1,625 GSF)
BLOCK 2 LOT 11: 0.037-ACRES (±1,625 GSF)
BLOCK 2 LOT 12: 0.051-ACRES (±2,232 GSF)
BLOCK 2 LOT 13: 0.051-ACRES (±2,231 GSF)
BLOCK 2 LOT 14: 0.037-ACRES (±1,622 GSF)
BLOCK 2 LOT 15: 0.037-ACRES (±1,621 GSF)
BLOCK 2 LOT 16: 0.051-ACRES (±2,227 GSF)
BLOCK 2 LOT 17: 0.051-ACRES (±2,226 GSF)
BLOCK 2 LOT 18: 0.037-ACRES (±1,618 GSF)
BLOCK 2 LOT 19: 0.037-ACRES (±1,617 GSF)
BLOCK 2 LOT 20: 0.065-ACRES (±2,863 GSF)

BLOCK 3 LOT 1: 0.046-ACRES (±1,994 GSF)
BLOCK 3 LOT 2: 0.037-ACRES (±1,600 GSF)
BLOCK 3 LOT 3: 0.037-ACRES (±1,600 GSF)
BLOCK 3 LOT 4: 0.050-ACRES (±2,181 GSF)
BLOCK 3 LOT 5: 0.050-ACRES (±2,198 GSF)
BLOCK 3 LOT 6: 0.037-ACRES (±1,600 GSF)
BLOCK 3 LOT 7: 0.037-ACRES (±1,600 GSF)
BLOCK 3 LOT 8: 0.043-ACRES (±1,907 GSF)

RESIDENTIAL COMMON LOT(S):
BLOCK 1 LOT 1: 1.584-ACRES (69,016.134 GSF)

COMMERCIAL LOT(S):
BLOCK 4 LOT 1: 2.98-ACRES (129,895.38 GSF)

ROW DEDICATION:
HIGHWAY 67 (AIRBASE ROAD) = N/A
HIGHWAY 51 (S 18TH W STREET) = N/A

PROPOSED OVERALL PRELIMINARY PLAT

C200

PROJECT #: 23 028
DRAWN BY: BM
CHECKED BY: TM

AIRBASE COMMONS MIXED-USE COMMUNITY

2001 AIRBASE ROAD
MOUNTAIN HOME, ID 83647

ARCHITECTURE

TKM ARCHITECTURE, LLC
MOUNTAIN HOME, ID 83647
P: 208.990.5109

WE GUARANTEE MATERIAL AND DESIGN FOR THIS PLAT AND THE SUBDIVISION OF OFFICE AND RESIDENTIAL ARCHITECTURE, LLC. REPRODUCTION OR REUSE OF THIS MATERIAL AND DESIGN CONSIDERED VIOLATION OF ARCHITECTURE, LLC'S WRITTEN CONSENT OF PROFESSIONAL SERVICES.

STATE OF IDAHO
COUNTY OF ELMORE
01.28.24
AR 986778
CREATED ARCHITECT

PROPOSED OVERALL PRELIMINARY PLAT

C200

PROJECT #: 23 028
DRAWN BY: BM
CHECKED BY: TM

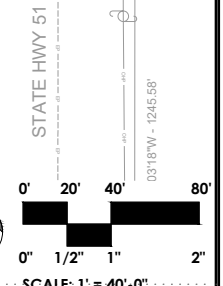
PROPOSED OVERALL PRELIMINARY PLAT

C200

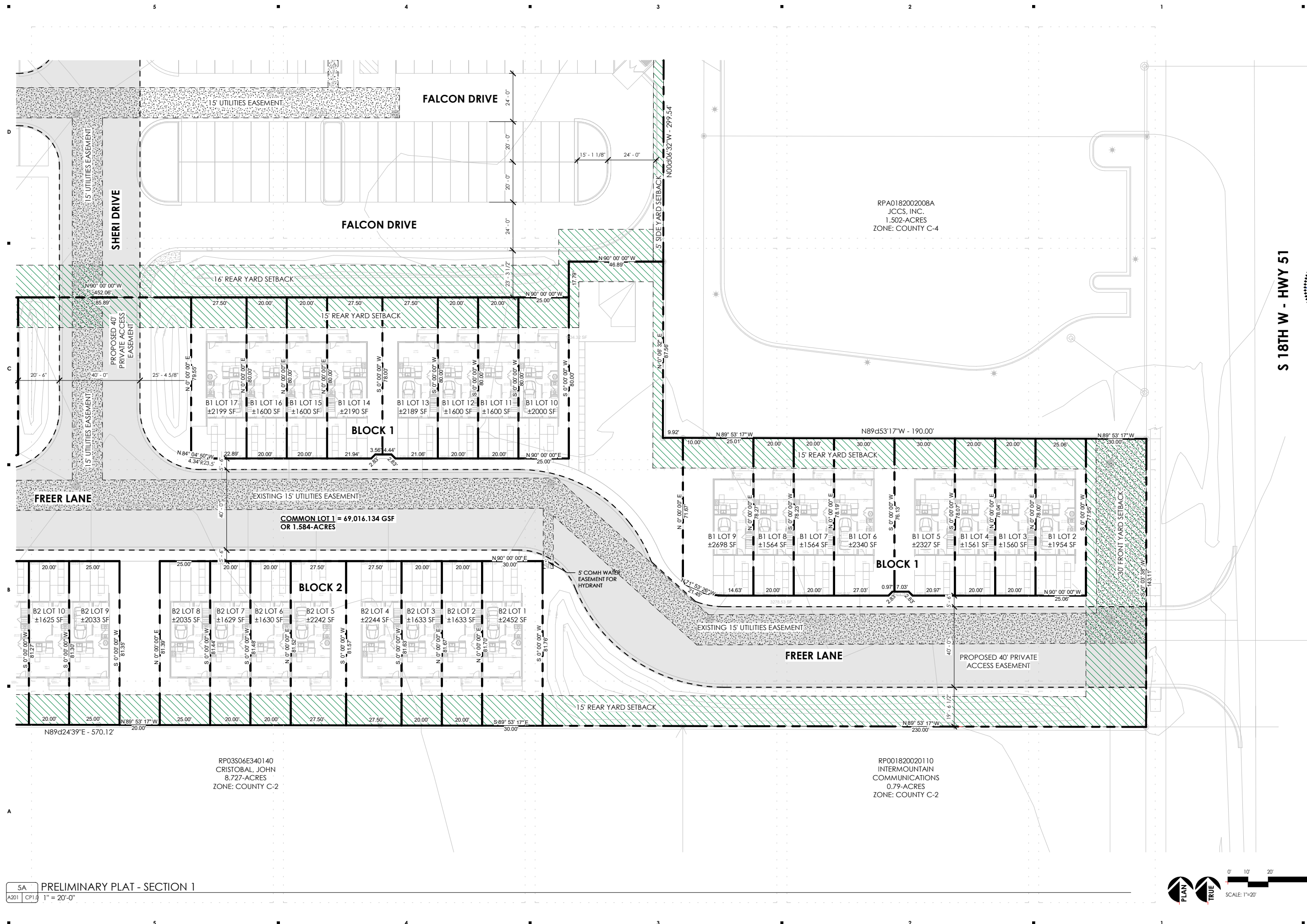
PROJECT #: 23 028
DRAWN BY: BM
CHECKED BY: TM

5A PROPOSED OVERALL PRELIMINARY PLAT PLAN

SCALE (24x36): 1/40
SCALE (12x18): 1/80



C-4, PLAT AMENDMENT 01/28/2024

[illegible]

REVIEW SET 01.28.2024

1/20/2024 10:46:07 AM
T:\PROJECTS - BY DATE\TMA DESIGN BUILD\2023\03 03B Airbase Commons Mixed-Use\01 CURRENT TMA Airbase Commons SITE PLAN.dwg

RP001820020030
BOWMAN PROPERTIES
0.97-ACRES
ZONE: COUNTY C-2

RP03S06E340160
BACK LOT, LLC
9.482-ACRES
ZONE: COUNTY AG

RP03S06E340140
CRISTOBAL, JOHN
8.727-ACRES
ZONE: COUNTY C-2

5A PRELIMINARY PLAT - SECTION 2
A201 CPL 1" = 20'-0"

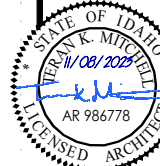
PRELIMINARY PLATS -
SECTION 2

CP1.1

PROJECT # 23028
DRAWN BY: A/for
SHEET #
CHECKED BY: C/ckg

AIRBASE COMMONS MIXED-USE
2001 AIRBASE ROAD
MOUNTAIN HOME, ID 83647

DATE DESCRIPTION



TMA ARCHITECTURE, LLC
335 SAWTOOTH STREET
MOUNTAIN HOME, ID 83647
P: 208-590-5109
E: twitchell@tma-architecture.com

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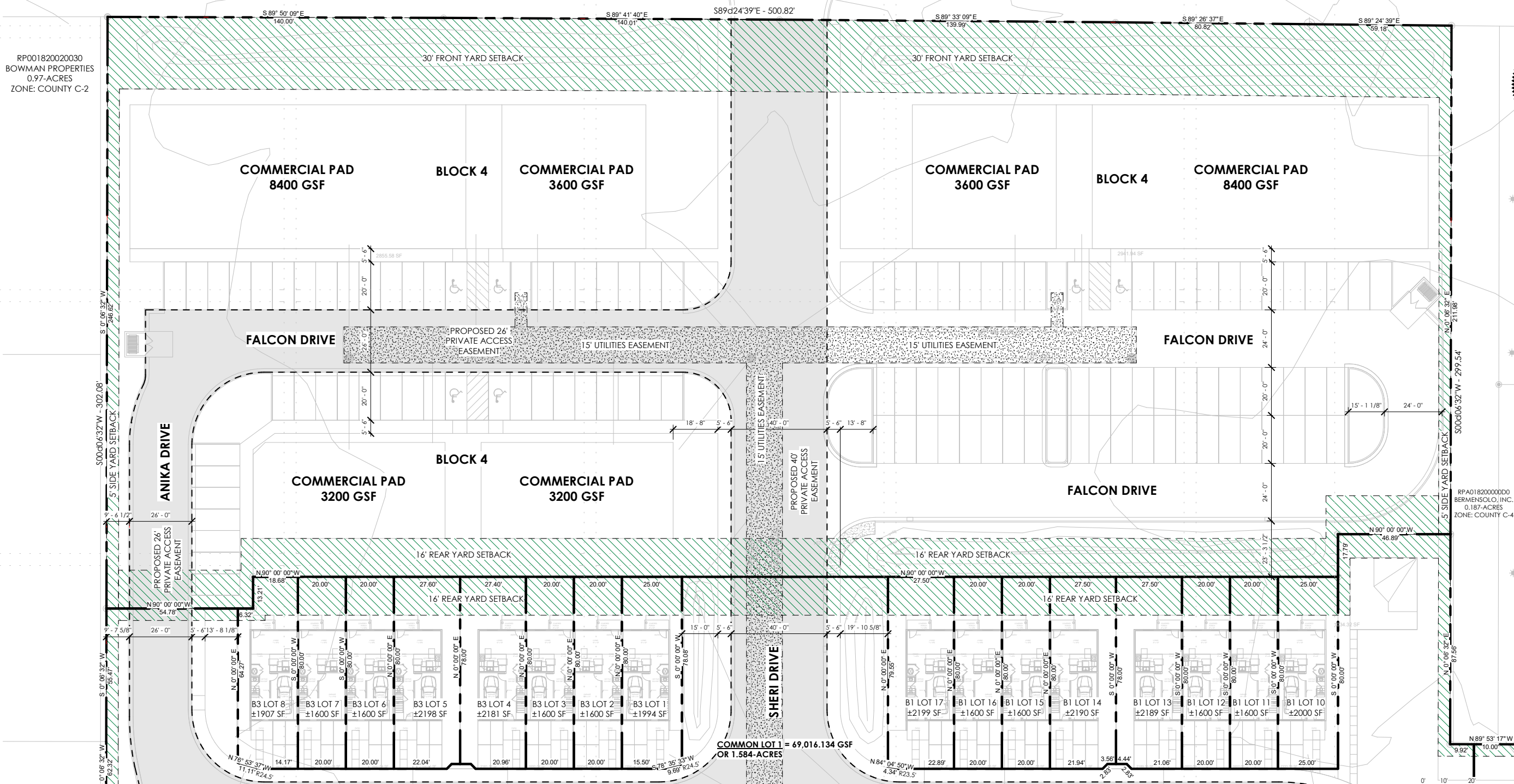
RP0A18200000D0
BERMENSELO, INC.
0.187-ACRES
ZONE: COUNTY C-4



SCALE: 1"=20'

[illegible]

SCALE: 1"=20'



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

Teran Mitchell,)	
TKM Architetcure)	DECISION AND
Applicant.)	RECOMMENDATION
AMEND PPLAT PZ-23-87)	
Applicant.)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on February 20, 2024, for a public hearing held pursuant to notice as required by law on a request for approval to amend the Airbase Commons preliminary plat, certain real property 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 no members of the public appearing to express concerns, 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 preliminary platting of the real property that is legally described in Exhibit A, which is attached hereto.
2. The owner of the real property for which preliminary platting is sought has requested in writing that the property be preliminary platted.
3. The proposed “Airbase Commons Mixed-Use” consists of approximately 6.5 acres and would include the following:
 - a. Forty-four(44) Residential lots
 - b. One (1) Residential Common Lot
 - c. One (1) Commercial Lot
4. Notice of public hearing has been given as required by law.
5. As required by Idaho and City Code, a public hearing was held regarding the request.

- a. No members of the public appeared to provide testimony.

6. City Staff Confirmed that the proposed preliminary plat complies with City Code 9-16-10 Preliminary Plat requirements, City Code 9-19 (B) Design Standards for R-4 (C-4) Development, City Code Chapter 11 Landscaping & Open Space Standard, and the proposed Airbase Commons Mixed-Use C-4 Planned Unit Development (PZ-23-89).

7. Further, City Staff and the Commission have considered the following per 9-16-10 of the Mountain Home City Code concerning preliminary plats:

- a. The availability of public services to accommodate the proposed development.
 - i. Staff confirmed that there are sufficient public services to accommodate the proposed development.
- b. The continuity of the development with the capital improvement program.
 - i. Staff confirmed that the proposed development does not interfere with the current capital improvement program.
- c. The public financial capability of supporting services for the proposed development.
 - i. Staff confirmed they do not foresee any issues with supporting services being able to accommodate the proposed development.

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. The applicant has met the requirements of Mountain Home City Code 9-16-10 and 9-19.

4. The requested preliminary plat is consistent with the City's Comprehensive Plan.
5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

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

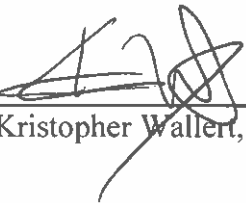
DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends that the application (PZ-23-87) to approve the request to amend the preliminary plat "Airbase Commons Mixed-Use," described in Exhibit A, in the City of Mountain Home, Idaho, should be approved and granted by the City Council under 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 required by the Airbase Commons C-4 PUD Agreement.
3. Before a 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 9-16-10(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 deemed null and void.
5. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water services.

DATED this 5th day of March 2024.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING
COMMISSION

By 
Kristopher Wallert, Chairman

ATTEST:


Brenda Ellis, Senior City Planner

Exhibit A: Legal Description

AIRBASE COMMONS MIXED-USE LEGAL DESCRIPTION

Parcel 1 (RP001820020040):

A parcel of land being Lot 4 in Block 2 of Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Amended by Affidavit and Amendment, recorded May 14, 1985, as **Instrument No. 228579**, records of Elmore County, Idaho.

Parcel 2 (RP03S06E340100):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.

Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:

Commencing at Brass Cap marking the Northeast Corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; thence S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E. 521.70 feet) along the Easterly boundary of said Section 34 to a point; thence leaving said Easterly boundary, N89°56'03"W. 434.16 feet (formerly N89°53'17"W.) to a found 5/8" iron pin marking the Southwest corner of Record of Survey Instrument 338148 as filed for record in the office of the Elmore County Recorder, thence N89°56'54"W. 280.00 feet to a set 5/8" iron pin, the Real Point of Beginning; thence continuing N89°56'54"W. 140.00 feet to a set 5/8" iron pin; thence N00°06'32"E. 143.11 feet to a found 1/2" iron pin marking the Southwest corner of Lot 4, Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder, as Instrument No. 225555; thence S89°56'54"E. 140.00 feet (formerly S89°53'17"E.) along the Southerly boundary of said Lot 4, Block 2, to a found 1/2" iron pin marking the corner common to Lots 4 and 5 of said Falconcrest No. 1 Subdivision; thence leaving said Southerly boundary, S00°06'32"W. 143.11 feet to a set 5/8" iron pin, the Real Point of Beginning.

Parcel 3 (RP03S06E340120):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho;

Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:

Commencing at Brass Cap marking the Northeast Corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho;

thence, S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E. 521.70 feet) along the Easterly boundary of said Section 34 to a point; *thence*, leaving said Easterly boundary, N89°56'03"W. 434.16 feet (formerly N89°53'17"W.) to a found 5/8" iron pin marking the Southwest corner of Record of Survey Instrument 338148 as filed for record in the office of the Elmore County Recorder; *thence*, N89°56'54"W. 140.00 feet to a set 5/8" iron pin, the Real Point of Beginning; *thence* continuing N89°56'54"W. 140.00 feet to a set 5/8" iron pin; *thence* N00°06'32"E. 143.11 feet to a set 1/2" iron pin marking the Southwest corner of Lot 5, Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder, as Instrument No. 225555; *thence* S89°56'54"E. 140.00 feet (formerly S89°53'17"E.) along the Southerly boundary of said Lot 5, Block 2, to a found 1/2" iron pin marking the corner common to Lots 5 and 6 of said Falconcrest No. 1 Subdivision; *thence* leaving said Southerly boundary, S00°06'32"W. 143.11 feet to a set 5/8" iron pin, the Real Point of Beginning.

Parcel 4 (RP03S06E340130):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho;

Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:

Commencing at Brass Cap marking the Northeast Corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; *thence*, S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E. 521.70 feet) along the Easterly boundary of said Section 34 to a point; *thence* leaving said Easterly boundary, N89°56'03"W. 434.16 feet (formerly N89°53'17"W.) to a found 5/8" iron pin marking the Southwest corner of Record of Survey Instrument 338148 as filed for record in the office of the Elmore County Recorder, the Real Point of Beginning; *thence*, N89°56'54"W. 140.00 feet to a set 5/8" iron pin; *thence* N00°06'32"E. 143.11 feet to a found 1/2" iron pin marking the Southwest corner of Lot 6, Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder as Instrument No. 225555; *thence* S89°56'54"E. 140.00 feet (formerly S89°53'17"E.) along the Southerly boundary of said Lot 6, Block 2, to a found 1/2" iron pin marking the corner common to Lots 6 and 7 of said Falconcrest No. 1 Subdivision; *thence* leaving said Southerly boundary, S00°06'32"W. 143.11 feet along the Westerly boundary of said Record of Survey Instrument No. 338148 to the Real Point of Beginning.

Parcel 5 and 6 RP001820020050, RP001820020060

Lots 5 and 6 in Block 2 of Falconcrest No.1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Amended by Affidavit and Amendment, recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho

Parcel 7 RP001820020070:

Lot 7 Block 2, Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the county Recorder of Elmore County, Idaho.

Amended by Affidavit and Amendment, recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho.

Parcel 8 **RP03S06E340080**:

A parcel of land located in a portion of the N1/2 of NE 1/4 of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, being more particularly described as follows:

Commencing at a Brass Cap marking the Northeast corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; *thence*, S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E 521.70 feet) along Easterly Boundary of said Section 34 to a point; *thence* leaving said Easterly Boundary N89°56'03"W. 284.00 feet to a found 1/2" iron pin marking the corner common to Lots 10 and 11, being on the Westerly Boundary of Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder as Instrument No. 225555, the ***Real Point of Beginning***; *thence* continuing N89°56'03"W. 150.16 feet to a set 5/8" iron pin; *thence* N00°06'32"E. 143.11 feet to a found 1/2" iron pin marking the corner common to Lots 6 and 7, being on the Southerly Boundary of said Block 2; *thence* S89°56'54"E. 150.00 feet along Southerly Boundary of Block 2 to a set 5/8" iron pin being on the Centerline of a Certain 20' wide alley, said pin also being the Northwest Corner of Lot 10, Block 2; *thence* leaving said Southerly Boundary S00°02'37"W. 143.15 feet along the Westerly Boundary of said Lot 10, to the Real Point of Beginning;

SUBJECT TO: Any easements or reservations of record or appearing on the above described parcel of land.

Parcel 9 **(RP001820020100)**:

Lot 10, Block 2, Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Affidavit and Amendment recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho.

Respectfully,



Teran K. Mitchell, AIA, NCARB, LEED, C3P
TKM Architecture, LLC

[illegible]

**BEFORE THE CITY COUNCIL
OF THE CITY OF MOUNTAIN HOME**

Teran Mitchell, TKM)	
Architetcure)	
Applicant.)	FINDINGS OF FACT
AMEND PPLAT PZ-23-87)	CONCLUSIONS OF LAW
Applicant.)	
)	

This matter came before the City Council of the City of Mountain Home, Idaho, on March 12, 2024 following the decision and recommendation of the Planning and Zoning Commission which held a public hearing pursuant to notice as required by law on February 20, 2024, on a request for approval to amend the Airbase Commons preliminary plat, certain real property that is within the corporate boundaries of the City of Mountain Home, Idaho.

Having heard from the Applicant in support of the application and no member of the public appearing to testify regarding the request, the Commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings, and recommendations for approval of the applicant. The City Council, having adopted the staff report and the Commission's findings and having duly considered all of the evidence issues findings of fact, conclusions of law as follows:

FINDINGS OF FACT

1. The applicant has applied to amend the preliminary plaiting of the real property that is legally described in Exhibit A, which is attached hereto.
2. The owner of the real property for which preliminary platting is sought has requested in writing that the property be preliminary platted.
3. The proposed "Airbase Commons Mixed-Use" consists of approximately 6.5 acres and would include the following:
 - a. Forty-four(44) Residential lots
 - b. One (1) Residential Common Lot
 - c. One (1) Commercial Lot
4. Notice of public hearing has been given as required by law.
5. As required by Idaho and City Code, a public hearing was held regarding the request.

DATED this 27th day of March, 2024



CITY OF MOUNTAIN HOME

By

Rich Sykes, Mayor

ATTEST

Tiffany Belt, City Clerk

NOTICE OF RIGHT TO APPEAL

An applicant denied an application or aggrieved by a final decision or any affected person aggrieved by a final decision concerning matters identified in section [67-6521\(1\)\(a\)](#), Idaho Code, may within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by [chapter 52, title 67](#), Idaho Code.

NOTICE OF RIGHT TO REQUEST REGULATORY TAKINGS ANALYSIS

Please take notice of the applicant's right to request a regulatory taking analysis pursuant to section [67-8003](#), Idaho Code, the Idaho Regulatory Takings Act.

CERTIFICATE OF MAILING

I hereby certify on this 27th day of March, 2024 a true and correct copy of the foregoing document with attachments was mailed by U.S. Mail to the following:

Emailed to:
Brenda Ellis – Development Services Department
Hank Patrick – Building Official

By: _____


Tiffany Belt, City Clerk

Exhibit A: Legal Description

AIRBASE COMMONS MIXED-USE LEGAL DESCRIPTION

Parcel 1 (RP001820020040):

A parcel of land being Lot 4 in Block 2 of Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Amended by Affidavit and Amendment, recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho.

Parcel 2 (RP03S06E3401 00):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.

Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:

Commencing at Brass Cap marking the Northeast Corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; thence S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E. 521.70 feet) along the Easterly boundary of said Section 34 to a point; thence leaving said Easterly boundary, N89°56'03"W. 434.16 feet (formerly N89°53'17"W.) to a found 5/8" iron pin marking the Southwest corner of Record of Survey Instrument 338148 as filed for record in the office of the Elmore County Recorder, thence N89°56'54"W. 280.00 feet to a set 5/8" iron pin, the Real Point of Beginning; thence continuing N89°56'54"W. 140.00 feet to a set 5/8" iron pin; thence N00°06'32"E. 143.11 feet to a found 1/2" iron pin marking the Southwest corner of Lot 4, Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder, as Instrument No. 225555; thence S89°56'54"E. 140.00 feet (formerly S89°53'17"E.) along the Southerly boundary of said Lot 4, Block 2, to a found 1/2" iron pin marking the corner common to Lots 4 and 5 of said Falconcrest No. 1 Subdivision; thence leaving said Southerly boundary, S00°06'32"W. 143.11 feet to a set 5/8" iron pin, the Real Point of Beginning.

Parcel 3 (RP03S06E3401 20):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho;

Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:

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Parcel 4 (RP03S06E340130):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho;

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Parcel 5 and 6 **RP001820020050, RP001820020060**

Lots 5 and 6 in Block 2 of Falconcrest No.1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Amended by Affidavit and Amendment, recorded May 14, 1985. as Instrument No. 228579, records of Elmore County, Idaho

Parcel 7 **RP001820020070:**

Lot 7 Block 2, Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the county Recorder of Elmore County, Idaho.

Amended by Affidavit and Amendment, recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho.

Parcel 8 RP03S06E340080:

A parcel of land located in a portion of the NE 1/2 of NE 1/4 of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, being more particularly described as follows:

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SUBJECT TO: Any easements or reservations of record or appearing on the above described parcel of land.

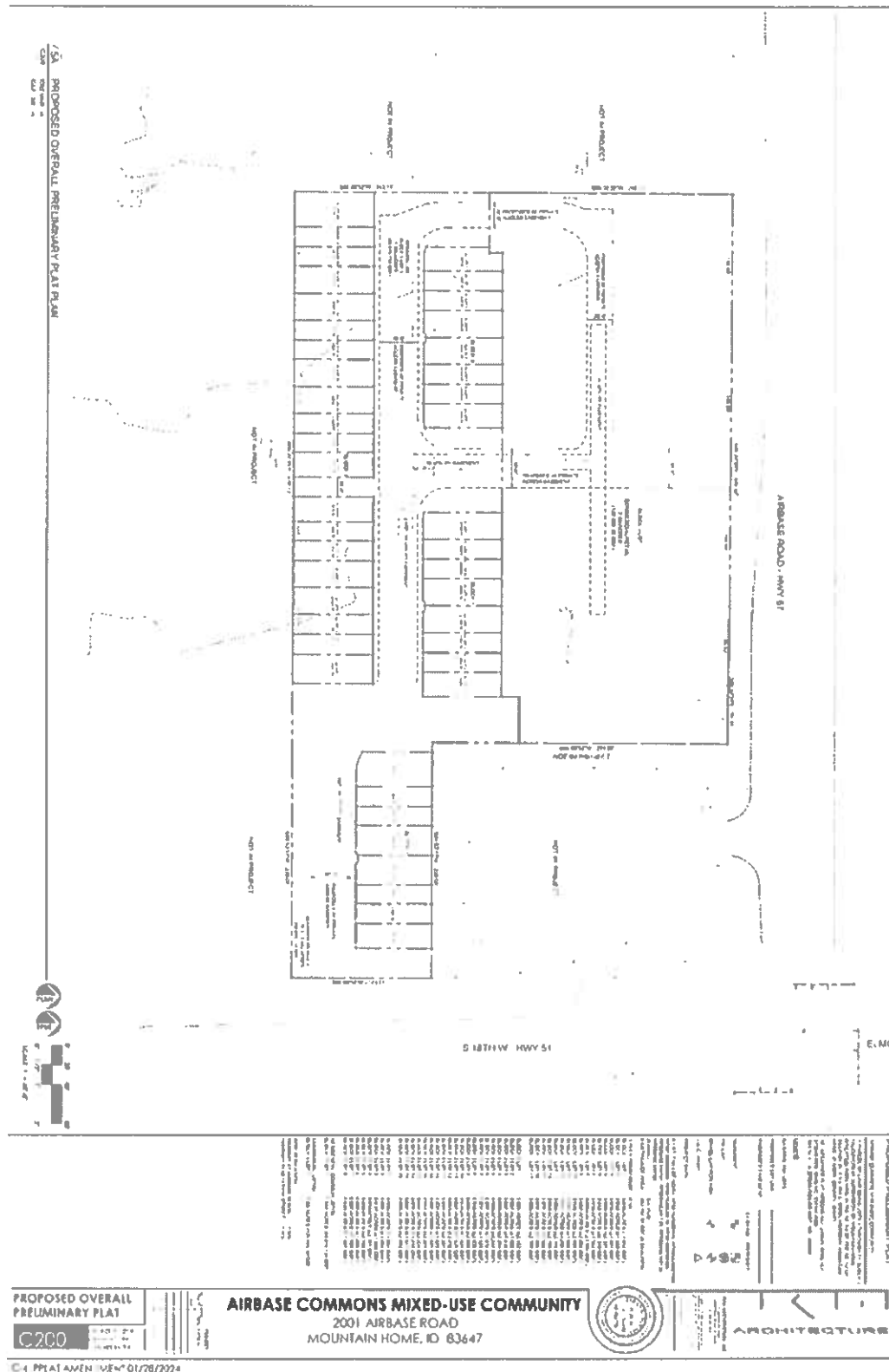
Parcel 9 (RP001820020100):

Lot 10, Block 2, Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Affidavit and Amendment recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho.

Respectfully,

Teran K. Mitchell, AIA, NCARB, LEED, C3P
TKM Architecture, LLC

Exhibit B: Proposed Preliminary Plat



**AIRBASE COMMONS MIXED-USE C-4
Planned Unit Development Agreement**

THIS AGREEMENT is made effective this 5 day of April, 2024, 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 SIRP, LLC., an Idaho limited liability company, hereinafter referred to as the "Owner" or "CC LLC".

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP001820020040, RP001820020050, RP001820020060, RP001820020070, RP001820020100, RP03S06E340080, RP03S06E340130, RP03S06E340120, and RP03S06E340100, the "Property", which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Airbase Commons Mixed-Use Concept Site Master Plan (the "Masterplan"), which is attached hereto as Exhibit B, and incorporated herein by this reference.

WHEREAS, this Development 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 Development Agreement; and

WHEREAS, the Airbase Commons Mixed-Use C-4 Planned Unit Development is proposed to be an attractive residential community providing the following:

- Eleven (11) 4-plex attached townhouses for a total of forty-four (44) dwelling units.
- Forty-four (44) individual for-sale residential Lots and one (1) Common Lot (owned and maintained by the ABC HOA).
- Medium density mixed-use residential and neighborhood commercial community within 400 feet of Airbase Road (Hwy 67) and within 200 feet of future walkable commercial/retail development.
- Privately-owned and maintained backyards with both interior and perimeter landscaping.
- Forty-six (46) individually platted Lots with (4) four phases of development. Block 1 Lots 2 through Lot 9 Phase I shall consist of two (2) 4-plex residential buildings with eight (8) individual attached single-family townhouses with curb, gutter, sidewalks, underground utilities, and asphalt pavement for length of Freer Lane. Common Lot improvements including curb, gutter, sidewalks, underground utilities, and private asphalt roadway with perimeter and lot landscaping necessary for full function and occupancy of said dwellings shall be completed to the western extents of Block 1 Lot 9; Block 1 Lots 10 through 17, and Block 2 Lots 1 through 8 Phase II shall consist of four (4) 4-plex residential buildings with sixteen (16) individual attached single-family townhouses with Common Lot improvements including curb, gutter, sidewalks, underground utilities, and

private asphalt roadway with perimeter and lot landscaping, and community green space with pavilion and children's playground equipment necessary for full function and occupancy of said dwellings shall be completed; Block 2 Lots 9 through 20, and Block 3 Lots 1 through 8 Phase III shall consist of five (5) 4-plex residential buildings with twenty (20) individual attached single-family townhouses with Common Lot improvements including curb, gutter, sidewalks, underground utilities, and private asphalt roadway with perimeter and lot landscaping necessary for full function and occupancy of said dwellings shall be completed for a total of (44) forty-four units where all infrastructure improvements for Phases I through III necessary for full function and occupancy of all residential dwellings are completed. Block 4 Lot 1 C-4 Commercial property Phase IV consisting of approximately 30,400 gsf of commercial/retail or small office spaces, constructed on approximately 2.98-acres under ownership of the Airbase Commons Mixed-Use, LLC. (By-laws and CC&R's to be developed by Airbase Commons Mixed-Use, LLC (Owner) and reviewed and approved by City of Mountain Home prior to issuance of the first Certificate of Occupancy.

- Water Conservation Landscaping improvements throughout the site and perimeter utilizing native grasses, flowers, and trees maintained by Owner.
- Exceptional pedestrian connectivity to public rights-of-way and resident amenities with walking trails throughout maintained by Owner.
- Individual unit garbage cans shall be provided to each townhouse lot at time of utility service provision.
- 6'H modern horizontal wood plank fence w/ galvanized or black powder-coated steel posts to enclose individual backyards as indicated on Concept Site Masterplan, between commercial and residential land uses, and at south and west property lines.

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 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.
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 Land Use Permitted by Right:
 - a. Residential Area:
 - i. Duplex, dwellings, multiple 3-4 units
 - ii. Single-Family Attached Homes
 - iii. Townhouse Residential
 - b. Commercial Area:
 - i. Heavy-Light Commercial Retail/Office Land-uses.
7. Development Schedule: It is the intent of the Applicant/Owner to commence site development immediately after permit review approval, with the goal of completing all civil, earthwork, and horizontal infrastructure improvements, and plat recording for Phase I no later than one year after City Council approval. The preliminary plat approval shall become null and void if the applicant fails to either 1) obtain the City Public Work's Director signature on a final plat within one year; or 2) obtain approval of a time extension of one year from City Council. Vertical construction, other than one model home, shall commence thereafter and continue at a pace determined by construction schedule and market absorption.
8. 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 "Airbase Commons Mixed-Use 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. Highway 67 – Airbase Road: 160' ROW (no additional ROW required).
 2. Highway 51 – S 18th W Street: 120' ROW (no additional ROW required).

ii. Internal Streets.

1. Sheri Drive: 40' inside curb-to-curb w/ integrated curb and gutter both sides and 5' concrete sidewalk both sides.
2. Freer Lane: 40' inside curb-to-curb integrated curb and gutter both sides and sidewalk both sides for Block 1 Lots 10-17; Block 2 Lot 1-20; Block 3 Lots 1-8.
3. Anika Drive: 26' inside curb-to-curb integrated curb and gutter both sides.
4. Falcon Drive: 26' asphalt pavement drive lane within future parking lot.

iii. Pedestrian Walkways

1. Sidewalks will be contiguous with the public streets where existing sidewalks occur, made of concrete, and 5' wide along Sheri Drive and Freer Lane. Sidewalks will be located within the street right of way OR in a street-side buffer strip/Common Lot.
2. Pathways will be concrete and at least 5' wide located in common internal circulation paths including all accessible routes to all development amenities indicated in Concept Site Masterplan.

iv. Common Amenities, Walks, Drives, and Landscaping.

1. All sidewalks, private roadways, and landscaping located within the Residential Common Lot shall be owned and maintained by the ABC HOA.

b. Mailboxes

- i. The development shall provide cluster mailboxes as indicated on the Concept Site Masterplan plan or as approved by the local postmaster and Public Works Director.

c. Easements/Utility and Drainageway

- i. Unobstructed utility easements shall be provided consistent with sheets C100 and C200 of the PUD Application. 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 north and east sides of the project may shed drain to stormwater inlets located within the curb and gutter or open swales to stormwater retention facilities located within project perimeter landscape buffers.

d. Lots/Blocks:

- i. 9-16-13(E)(1) Blocks: Block length shall not be less than two hundred fifty feet (250') or exceed nine hundred feet (900'). The Owner requests permission to construct Block 3 at a length of approximately 220 feet in length.

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. Buffer yards And Reserve Strips (Residential/Commercial)
- i. Buffer Yards and Reserve Strips: Thirty-foot (30') *buffer yard* areas shall be located along features such as arterial roadways, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through permit plan review. Thirty-foot (30') min. *front and street buffer yards* area shall be provided at subdivision perimeter property lines abutting Highway 51 and Highway 67 – Airbase Road. Sixteen-foot (16') *rear buffer yards* shall be provided at south commercial perimeter property lines separating commercial and residential land-uses. Five-foot (5') min. *side buffer yard* area shall be provided at west, north, and east perimeter property lines. Five-foot to fifteen-foot (5'-15') *interior side buffer yards* shall be provided between each townhouse building. Streetlights may be located in the buffer areas, provided that a maintenance easement is noted on the face of the final plat. These buffer yard areas shall be developed in accordance with the landscape standards of the Airbase Commons (ABC) PUD.
- f. Public Spaces, Open Spaces, Amenities & Parking
- i. The Owner shall construct and provide the following, as shown on the Concept Site Masterplan:
 1. Concrete outdoor living patio in each unit backyard. To measure a minimum of 60 gsf not include attached sidewalk(s).
 2. Six-foot tall modern wood horizontal rail fence located along north property line and enclosing a minimum of one side of each back yard and one side of each parcel owned and maintained by each individual homeowner and the *ABC HOA* for Common Lot fencing; RE: Concept Site Masterplan.
 3. Community Open Green Space of approximately 6,000 gsf with Community Pavilion owned and maintained by the *ABC HOA*.
 4. Children's Activity Center playground located within Community Open Green Space.
 5. A 5' sidewalk at northeast corner of Highway 51 and subject parcel to connect to existing 5' wide concrete sidewalk to allow for pedestrian travel between existing public pedestrian ways through proposed community.
 6. Water conservation landscaping throughout site. All buffer yards and setbacks designated as landscaping shall be constructed in conforming to Concept Site Masterplan landscaping.
 7. No pressurized irrigation water is available to the development, thus landscaping shall be irrigated by domestic water services.

8. Commercial Lot shall provide two (2) enclosed/screened central garbage dumpsters owned and maintained through the Owner of said Lot.
 9. Each Residential Lot shall be provided with a residential refuse can at the time of purchase of the Lot or at the time of occupancy.
 10. Exterior site lighting shall be 100% LED downlighting per Concept Site Masterplan.
 11. Separated, non-shared, private parking shall be provided for residential and commercial lots per Concept Site Masterplan. Residential parking shall not be allowed in commercial/retail parking spaces, and commercial/retail parking shall not be allowed on residential lots.
 12. Shared "Emergency Access" drives shall be provided at Sheri Drive and Anika Drive. Vehicular traffic for residential and commercial land-uses may be separated by *reboundable delineator posts* spaced no more than 5'-0" o.c.
 13. Commercial parking shall be provided at a ratio of 1/300 minimum.
- g. Leasers' Agreement And/or Renters' Agreement: to be recorded after recordation of the first final plat for Airbase Commons Mixed-Use PUD. It shall include, at a minimum, the following elements:
- i. Tenant parking requirements and limitations to be included in Leaser/Renter agreement. Agreement to include instructions regarding usage of on-street parking per City Ordinance
 - ii. Maintenance obligations of the Owner, including all PUD common areas and buffers.
 - iii. Pet policies and limitations for each Leaser/Renter.
9. 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-4 zone/commercial zone for the designated area of "Airbase Commons Mixed-Use PUD", or as amended, and all references to other sections therein except for the following:
- a. Minimum Lot Size: *C-4 minimum per 9-7-8 is 5,000 gsf.* Commercial area is a single lot greater than 5,000 gsf.
 - b. Lot Coverage: *C-4 is "No portion of lot shall be left undeveloped."*
 - c. Minimum Street Frontage: *C-4 is N/A.*
 - d. Front yard setback: *C-4 is 30 feet from property line for arterials or collectors per 9-7-8. ABC shall provide min. 30'-0" front yard setbacks.*
 - e. Street side yard setback: *C-4 is 30 feet from public ROW edge per 9-7-8. ABC only provides private drives, thus 30' street side yard setbacks are not required as part of development.*

- f. Rear yard setbacks: *C-4 is 16 feet from property line when no alley present per 9-7-8. ABC shall provide min. 16'-0" rear yard setbacks.*
- g. Side setback, interior: *C-4 is 5 feet per 9-7-8. ABC shall provide min. 5'-0" interior side yard setbacks.*
- h. Maximum building height: *C-4 is 45 feet from grade per 9-7-8. ABC shall not exceed height limitations.*
- i. Minimum floor area: *C-4 is N/A per 9-7-8.*

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-4 Commercial (Residential/R-4 Standards) for the designated area designated of “Airbase Commons Mixed-Use PUD”, or as amended, and all references to other sections therein except for the following:

- a. Minimum Lot Size: *R-4 minimum per 9-7-8 is 5,000 gsf.* Individual townhouse lots range in size from 1,560 gsf to 2,698 gsf. ABC seek variance to this requirement as is conventional in for-sale townhouse lots.
- b. Lot Coverage: *R-4 is N/A per 9-7-8.*
- c. Minimum Street Frontage: *R-4 is 50 feet per 9-7-8.* Individual Lots shall be a minimum of 20 feet. ABC seeks a variance to this requirement as is conventional in for-sale townhouse lots.
- d. Front yard setback: *R-4 is 15 feet from property line per 9-7-8. ABC shall provide minimum 15'-0" front yard setback.*
- e. Street side yard setback: *R-4 is 15 feet from ROW edge per 9-7-8. ABC shall provide minimum 15'-0" side yard setbacks.*
- f. Rear yard setback: *R-4 is 15 feet from property line per 9-7-8. ABC shall provide min. 15'-0" rear yard setbacks.*
- g. Side setback, interior: *R-4 is 5 feet and 12 feet per 9-7-8. Request variance to requirement with 5'-0" to 15'-0" interior side yard setbacks for each adjoining parcel.*
- h. Maximum building height: *R-4 is 30 feet from grade per 9-7-8. ABC shall not exceed 30'-0" in height.*
- i. Minimum floor area: *R-4 is N/A per 9-7-8.*

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 designated residential area of “Airbase Commons Mixed-Use PUD”, or as amended, and all references to other sections therein except for the following:

- a. Landscaping: Landscaping will be as illustrated on the Airbase Commons Mixed-Use Concept Site Masterplan (Ex. B), with detailed City of Mountain Home review and approval through the permit review process. Airbase Commons Mixed-Use shall plant/maintain all landscaping consistent with PUD Application with Water

Conservation Landscaping plants. Native vegetation is encouraged when and where available and feasible.

b. Building Design:

- i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially and substantially consistent with the conceptual plans illustrated in Exhibit C.
- ii. There is no limitation to lot coverage per Table 9-7-8.

12. Sign Regulations 9-13-5 Use Chart:

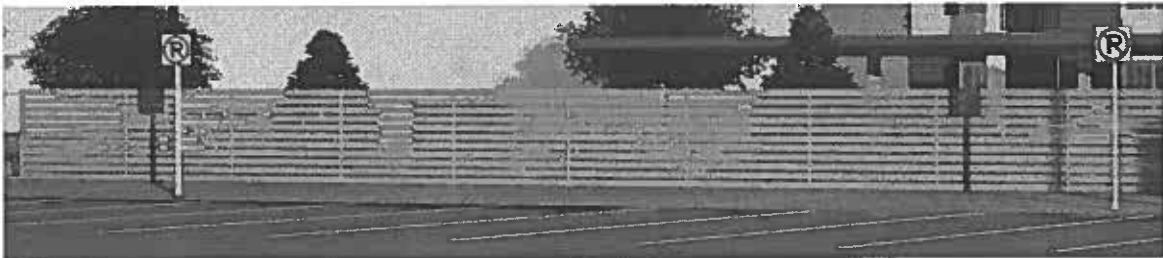
- a. A single monument sign shall be provided for the residential portion of the PUD as follows:
 - i. An approximate 3' x 8' "concrete, rock or stone monument sign" located at the community entrance at corner of Highway 51 and Freer Lane, and shall generally follow the design aesthetics indicated with attached example image:
 1. Said monument sign shall be maintained and repaired/replaced by ABC (Owner) if damaged at any time throughout the lifespan of the development. The same responsibility for maintenance shall be transferable to new owner(s) at the time of purchase.



- b. All commercial signage for ABC shall adhere to City of Mountain Home standards and to the standards of this PUD agreement. They are as follows:
 - i. Free-standing pole-mounted signage shall **NOT** be allowed within the ABC PUD.
 - ii. Building-mounted signage shall be allowed as follows:
 - 1. Each tenant space or individual business fronting Highway 67 – Airbase Road shall be allowed (1) one exterior wall-mounted, 50 gsf non-lighted premises sign except for corner tenants or businesses which shall be allowed (2) two exterior wall-mounted, 50 gsf non-lighted premises signs.
 - 2. Each tenant space or individual business not fronting a highway shall be allowed (1) one wall-mounted, 50 gsf premises sign with non-integrated LED lighting or no lighting. Sign(s) with integrated lighting shall **NOT** be allowed.
 - 3. Dimensions for each tenant space or individual business sign shall measure as follows: 5'-0" x 10'-0", 4'-0" x 12'-0", or smaller.

13. Landscaping Requirements: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 and consistent with the Airbase Commons Mixed-Use Concept Site Masterplan (Ex. B).

- a. Six-foot tall wood horizontal rail fencing:
 - i. Galvanized or pre-finished steel posts supporting western cedar species or pressure-treated pine horizontal rails spaced with 1/2" to 1" horizontal "wind passage gaps".



14. Community Building and Model Home Permits: Provided that all essential utility connections are available, the project shall be eligible for one (1) model home unit within a 4-plex building. The building permit and limited model home certificate of occupancy conditions include:
- a. Attached townhouses.

- i. A building permit shall be allowed for construction of the attached multi-unit plex, HOWEVER only one model unit of a multi-unit 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 preparation, grading, pavement or repavement leading to the final improvements of public ROW from the edge of property line consistent with City Public Works requirements and Idaho Transportation Department. Additional coordination and review are anticipated with ITD to determine the extent and type of improvements.
 - i. The owner shall complete the improvement based on development phase prior to any building or dwelling unit receiving certificate of occupancy (excluding the model units).

18. Future Development Agreement(s):

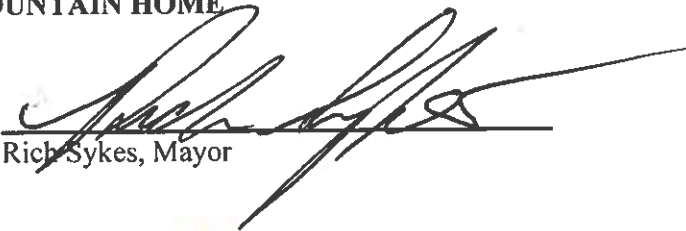
This Planned Unit Development Agreement does not prohibit the City of Mountain Home from requesting additional development agreements concerning new or different infrastructure and public improvements that is not addressed in this Agreement or the approved Airbase Commons Mixed-Use Concept Site Masterplan, 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



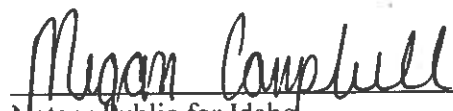
STATE OF IDAHO)

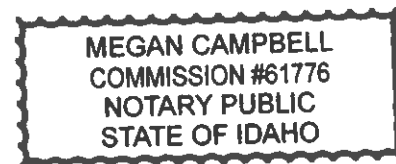
) ss.

County of Elmore)

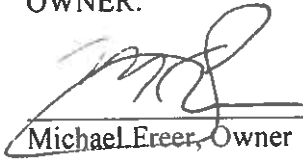
On this 5 day of April, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged 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: 6/17/2025



OWNER:


Michael Freer, Owner

ACKNOWLEDGMENT

STATE OF Idaho)
) ss.
County of Elmore)

On this 5th day of April, 2024, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Michael Freer, 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 Idaho

Residing at: Mountain Home, ID

Commission Expires: 12/19/2028

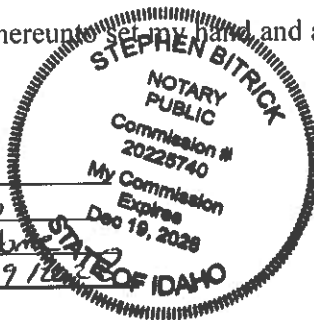


EXHIBIT A: PROPERTY LEGAL DESCRIPTION

TERAN KENDALL MITCHELL ARCHITECTURE
535 SAWTOOTH STREET
MOUNTAIN HOME, IDAHO 83647
c| 208-590-5109
e| tkmitchell@tkm-architecture.com

TKM Architecture, LLC.
www.tkm-architecture.com

AIRBASE COMMONS MIXED-USE LEGAL DESCRIPTION

MOUNTAIN HOME

535 Sawtooth Street, Suite 100
Mountain Home, Idaho 83647

T 208.590.5109
F 804.539.2740

PRINCIPAL

Teran K. Mitchell, AIA, LEED®

TEAM MEMBERS

Julio Arroyo, Assoc. AIA
Britton D. Mitchell, Intern
Ethan Worthley, Intern
Gabriel Sorenson, Intern

Parcel 1 (RP001820020040):

A parcel of land being Lot 4 in Block 2 of Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Amended by Affidavit and Amendment, recorded May 14, 1985, as **Instrument No. 228579**, records of Elmore County, Idaho.

Parcel 2 (RP03S06E340100):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho. Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:

Commencing at Brass Cap marking the Northeast Corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; thence

S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E. 521.70 feet) along the Easterly boundary of said Section 34 to a point; thence leaving said Easterly boundary, N89°56'03"W. 434.16 feet (formerly N89°53'17"W.) to a found 5/8" iron pin marking the Southwest corner of Record of Survey Instrument 338148 as filed for record in the office of the Elmore County Recorder, thence

N89°56'54"W. 280.00 feet to a set 5/8" iron pin, the Real Point of Beginning; thence continuing N89°56'54"W. 140.00 feet to a set 5/8" iron pin; thence N00°06'32"E. 143.11 feet to a found 1/2" iron pin marking the Southwest corner of Lot 4, Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder, as Instrument No. 225555; thence S89°56'54"E. 140.00 feet (formerly S89°53'17"E.) along the Southerly boundary of said Lot 4, Block 2, to a found 1/2" iron pin marking the corner common to Lots 4 and 5 of said Falconcrest No. 1 Subdivision; thence leaving said Southerly boundary, S00°06'32"W. 143.11 feet to a set 5/8" iron pin, the Real Point of Beginning.

Parcel 3 (RP03S06E340120):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:

Commencing at Brass Cap marking the Northeast Corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; thence, S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E. 521.70 feet) along the Easterly boundary of said Section 34 to a point; thence, leaving said Easterly boundary, N89°56'03"W. 434.16 feet (formerly N89°53'17"W.) to a found 5/8" iron pin marking the Southwest corner of Record of Survey Instrument 338148 as filed for record in the office of the Elmore County Recorder; thence, N89°56'54"W. 140.00 feet to a set 5/8" iron pin, the Real Point of Beginning; thence continuing N89°56'54"W. 140.00 feet to a set 5/8" iron pin; thence N00°06'32"E. 143.11 feet to a set 1/2" iron pin marking the Southwest corner of Lot 5, Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder, as Instrument No. 225555; thence S89°56'54"E. 140.00 feet (formerly S89°53'17"E.) along the Southerly boundary of said Lot 5, Block 2, to a found 1/2" iron pin marking the corner

common to Lots 5 and 6 of said Falconcrest No. 1 Subdivision; *thence* leaving said Southerly boundary, S00°06'32"W. 143.11 feet to a set 5/8" iron pin, the Real Point of Beginning.

Parcel 4 (RP03S06E340130):

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho;
Section 34: A parcel of land located in a portion of the North 1/2 of NE 1/4, being more particularly described as follows:
Commencing at Brass Cap marking the Northeast Corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; *thence*, S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E. 521.70 feet) along the Easterly boundary of said Section 34 to a point; *thence* leaving said Easterly boundary, N89°56'03"W. 434.16 feet (formerly N89°53'17"W.) to a found 5/8" iron pin marking the Southwest corner of Record of Survey Instrument 338148 as filed for record in the office of the Elmore County Recorder, the Real Point of Beginning; *thence*, N89°56'54"W. 140.00 feet to a set 5/8" iron pin; *thence* N00°06'32"E. 143.11 feet to a found 1/2" iron pin marking the Southwest corner of Lot 6, Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder as Instrument No. 225555; *thence* S89°56'54"E. 140.00 feet (formerly S89°53'17"E.) along the Southerly boundary of said Lot 6, Block 2, to a found 1/2" iron pin marking the corner common to Lots 6 and 7 of said Falconcrest No. 1 Subdivision; *thence* leaving said Southerly boundary, S00°06'32"W. 143.11 feet along the Westerly boundary of said Record of Survey Instrument No. 338148 to the Real Point of Beginning.

Parcel 5 and 6 RP001820020050, RP001820020060

Lots 5 and 6 in Block 2 of Falconcrest No.1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Amended by Affidavit and Amendment, recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho

Parcel 7 RP001820020070:

Lot 7 Block 2, Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the county Recorder of Elmore County, Idaho.
Amended by Affidavit and Amendment, recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho.

Parcel 8 RP03S06E340080:

A parcel of land located in a portion of the N1/2 of NE 1/4 of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, being more particularly described as follows:
Commencing at a Brass Cap marking the Northeast corner of Section 34, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; *thence*, S00°06'24"E. 520.86 feet (formerly described as S00°05'21"E 521.70 feet) along Easterly Boundary of said Section 34 to a point; *thence* leaving said Easterly Boundary N89°56'03"W. 284.00 feet to a found 1/2" iron pin marking the corner common to Lots 10 and 11, being on the Westerly Boundary of Block 2 of Falconcrest No. 1 Subdivision as filed for record in the office of the Elmore County Recorder as Instrument No. 225555, the **Real Point of Beginning**; *thence* continuing N89°56'03"W. 150.16 feet to a set 5/8" iron pin; *thence* N00°06'32"E. 143.11 feet to a found 1/2" iron pin

marking the corner common to Lots 6 and 7, being on the Southerly Boundary of said Block 2; *thence* S89°56'54"E. 150.00 feet along Southerly Boundary of Block 2 to a set 5/8" iron pin being on the Centerline of a Certain 20' wide alley, said pin also being the Northwest Corner of Lot 10, Block 2; *thence* leaving said Southerly Boundary S00°02'37"W. 143.11 feet along the Westerly Boundary of said Lot 10, to the Real Point of Beginning;
SUBJECT TO: Any easements or reservations of record or appearing on the above described parcel of land.

Parcel 9 (RP001820020100):

Lot 10, Block 2, Falconcrest No. 1 Subdivision, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho. Affidavit and Amendment recorded May 14, 1985, as Instrument No. 228579, records of Elmore County, Idaho.

Respectfully,



Teran K. Mitchell, AIA, NCARB, LEED, C3P
TKM Architecture, LLC

PERMITS ISSUED - December 2024

2023 totals	January - December 2023	January- December 2024				
89	85	108	New Residential Construction	\$887,950.00	# permits	5
7	7	8	New Non-Residential	\$0.00	# permits	0
			Additions, alterations, & repairs	\$141,132.02	# permits	14
			No value		# permits	1
			Total	\$1,029,082.02		20

City of Mountain Home Building Official



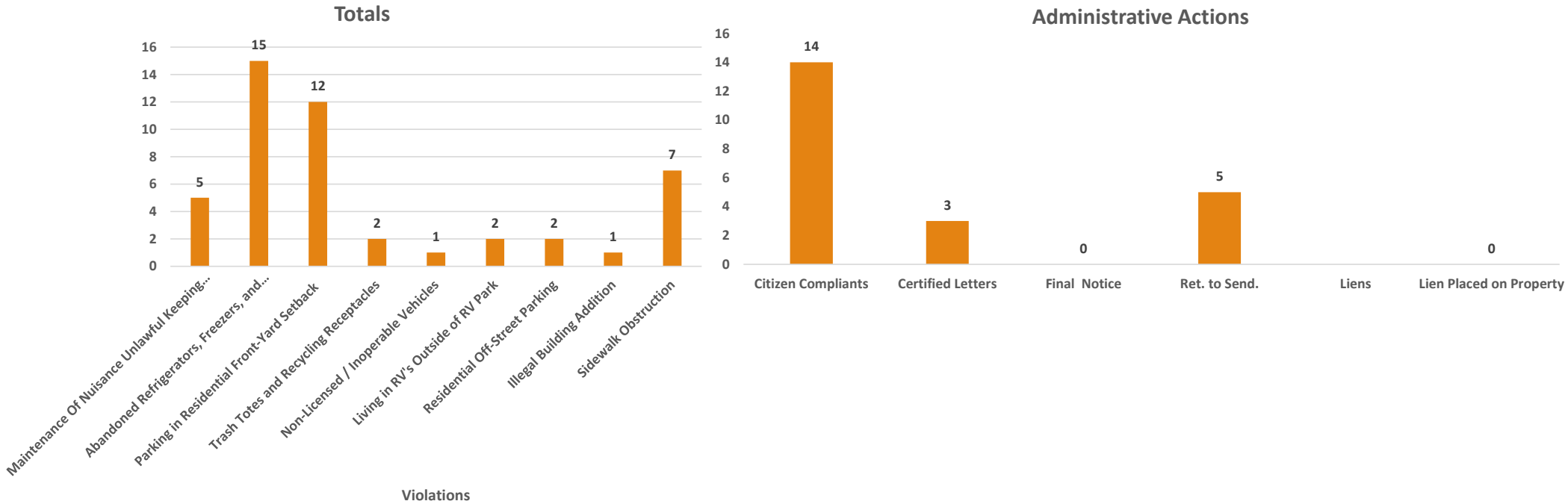
Code Enforcement

Kody Collins

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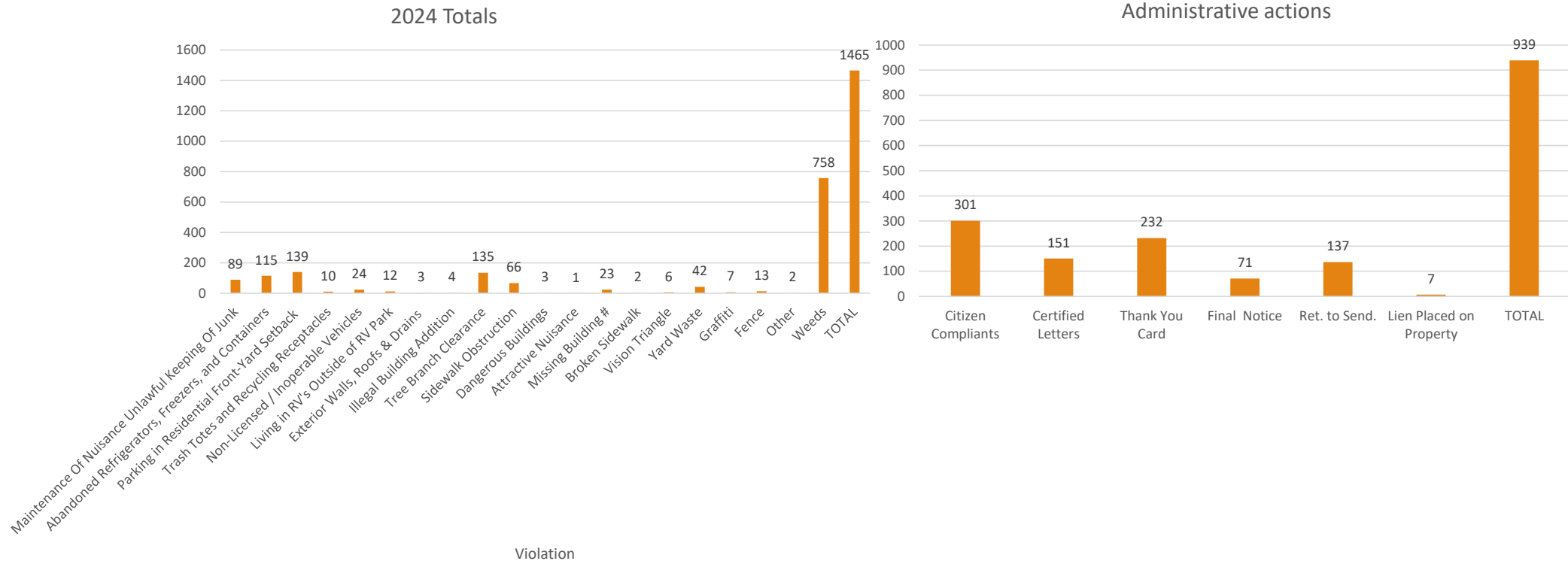
December 2024

47 Violation Identified



2024 Totals

1465 Violations identified as of December 31st





GIS Administrator Monthly Report DECEMBER 2024:

GIS Mapping:

- 1) Add Backflow Devices to water map (1,032 as of 8/23/24)
- 2) Work with Cartegraph Asset Management to transition wastewater data and GIS data into one database for Wastewater Department to use more efficiently.
- 3) Updates to Wastewater Data for Cartegraph system as of 9/19/24: 72
- 4) Update Fiber Optics Map input 137,925 ft of cable (547 lines of data) as of 12/31/24
- 5) Work on adding data to stormwater layer.
- 6) Update City Zoning Map layer.

CAD Drawings:

- 1) Update Fiber Optics Map.....ONGOING
- 2) Cemetery map updates
- 3) Silverstone North Subdivision w/utilities added to CAD Map.
- 4) Update City Zoning Map

DIG-LINE LOCATES:

108 locates @ +/- 20 min ea. (36 Working Hrs.) 12/1/24 to 12/30/24.

Other:

- 1) Review legal description of properties to be developed and approve on Open Gov.
- 2) **Airport Hangers:** Found that the drawing for the "new hangers" is not accurate. Re-staked lots and will need to redesigned drawing of hanger locations.
- 3) Locate and send as-built construction drawing of Desert Sage utilities as well as N 6 E/ McKenna Dr to 2 different engineering firms.