

CITY OF MOUNTAIN HOME COMPREHENSIVE PLAN



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CHAPTER 1 – INTRODUCTION

1.1 City of Mountain Home Statement of Purpose

The purpose of the Mountain Home Comprehensive Plan is to develop a set of guidelines that the City will use to promote the health, safety, and general welfare of its residents who live in the City of Mountain Home and in its Area of Impact (AOI). To achieve this purpose, the City of Mountain Home will strive:

- a. To protect the property rights and enhance property values.
- b. To ensure that adequate public facilities and services are provided to the people at a reasonable cost.
- c. To ensure that the economy of the City of Mountain Home and its AOI is protected and enhanced.
- d. To ensure that the development of land addresses the physical conditions of the land.
- e. To protect life and property in areas of critical concern or that are potentially subject to natural hazards.
- f. To ensure that new development pays its own way.

1.2 Plan Format

The Comprehensive Plan is organized into specific chapters that generally correspond to the requirements of the Local Land Use Planning Act. It should be noted that the policies in the various chapters are interrelated and together create the City's policy framework for land use and development. Each chapter includes Goals, Objectives and Action Steps which have been identified by the City as the chief means of addressing each topic and in part were used in the development of the City Council's 2008 Strategic Plan.

Additionally, a Background section is provided in each chapter to highlight existing conditions and anticipated growth related concerns. This section of the plan update provides new and revised information from what was contained in the Comprehensive Plan as adopted by the City in 1992. The plan relies on information gathered through the 2000 US Census, the January 2008 Community Survey and various planning efforts undertaken by the City in the past fourteen years including Water and Sewer Planning Studies, the Downtown Revitalization Plan 2000, and the City's multi-year Capital Improvement Plan. Subsequently, detailed exhibits of maps and tables follow at the end of this document and can be found in the Exhibits section.

1.3 Relationship to Elmore County Planning

It is the policy of the City to work with Elmore County as development occurs in the City's Area of Impact. Furthermore it is the desire of the City that development in this area be under the jurisdictional authority of the City and that any development be connected to municipal services if feasible at the time of development, and by means of annexation into the City.

CHAPTER 2 – CITY COUNCIL MISSION & VISION STATEMENT

Our Mission

To work together responsively, through effective leadership, to provide infrastructure and excellent services that meet community needs and promote balanced growth, preserve our unique sense of community and sustain our small town quality of life.

Our Vision

In the future, Mountain Home is a community that.....

Is unique in its image to reflect the historical, cultural and social character of the community. Development is well planned and attractive and compliments the community's image. New development encourages community diversity while sustaining a friendly small-town atmosphere.

Includes an attractive and prosperous downtown area that is recognized as the center of social, cultural and historical identity and an important part of the community's economic activity

Supports the school district in their efforts to provide high quality school facilities and excellence in educational programs for all grade levels and abilities

Provides a high quality of life for Mountain Home residents that includes cultural and recreation opportunities for all ages and interests, and high quality park facilities that meet the recreation facility and open space needs of all interests and abilities

Promotes available and affordable housing opportunities that support the attraction of new residents and employers to the community

Is economically diverse and successful, supporting unique retail, appropriate commercial, industrial and tourism-based businesses that reflect the unique character of the community and are appropriate within the economic environment and structure of the region

Embraces a positive relationship with the Mountain Home Air Force Base and works cooperatively with Air Force representatives for the mutual benefit of the Air Force and the Community

Provides adequate, quality public infrastructure and friendly, efficient and responsive governmental services to support balanced growth and meet the various needs of current and future residents.

ADOPTED BY THE CITY COUNCIL 2005

CHAPTER 3 – PROPERTY RIGHTS

3.1 Goal

PROTECT PRIVATE PROPERTY RIGHTS.

3.2 Objectives

1. To ensure that city actions do not result in a physical invasion or occupation of private property.
2. To ensure that city actions do not effectively eliminate all reasonable use of private property.
3. To ensure that a condition, restriction or regulation imposed upon private property has a reasonable relationship to the harm that is intended to be prevented.

3.3 Action Steps

1. When adopting new legislation, clearly and specifically identify the public purpose to be accomplished.
2. When imposing site specific conditions, make specific findings on the impacts, and the relationship between the impact and the conditions.
3. In the review of regulatory actions and as requested by a property owner, follow the guidelines of the attorney general in evaluating the potential for a taking of private property.

3.4 Background

State and federal law provide protection to private property from the taking of the property for public use without compensation. Since 1992, changes have been made to the State of Idaho Regulatory Taking Act and the Local Land Use Planning Act which require addressing the issue of private property rights in the Comprehensive Plan and in exercising authority over private property through development regulations.

Both the United States and State of Idaho Constitutions establish that property shall not be taken without just compensation as prescribed by law. The Local Land Use Planning Act (Idaho Code §67-6508) requires that the Comprehensive Plan include an analysis of provisions which may be necessary to insure that land use actions do not violate the constitutional protections. A review process for evaluating whether proposed land use action results in a taking of private property is outlined in the Idaho Regulatory Takings Act (Idaho Code §67-8001-8003). Section 67-8001 states that it is not the purpose of the Act to expand or reduce the scope of private property protections provided by the state and federal constitutions. Section 67-8003 outlines a process

whereby a private property owner can request a regulatory taking analysis based on a checklist developed by the Attorney General.

The enactment of zoning, subdivision and other land use regulations inherently impose limitations on the use of property, while also bestowing benefits, primarily the protection of health, safety and welfare. In almost every land use decision, the City faces the task of balancing the rights of private property with the needs, desires and protection of the community as a whole. Challenges that there is a taking of private property usually arise under three circumstances: (1) a physical invasion of private property for public use; (2) the adoption of regulations affecting reasonable use of private property; and (3) unreasonable conditions imposed on private property through a land use decision.

CHAPTER 4 – POPULATION

4.1 Goal

PROVIDE FOR ORDERLY POPULATION GROWTH.

4.2 Objectives

1. To expand the City's population at a moderate rate while maintaining the high degree of livability and level of community services that presently characterize the community.
2. To use population forecasts to project facility, service and utility needs.
3. To ensure that population growth does not outpace the City's ability to provide services.

4.3 Action Steps

1. Improve the level of development monitoring and generate status reports on subdivision and building permits on a routine basis.
2. Ensure that no development is granted building privileges unless water, sewer, gas and power availability can be secured / verified.
3. Continue to monitor and work with the Air Force, state, and federal officials on future planning for the Mountain Home Air Force Base.
4. Update development regulations for compatibility with expected growth.

4.4 Background

Mountain Home's population has grown since the 1992 Comprehensive Plan was adopted, and the rate of growth has been much greater than was anticipated by the plan. The 2000 US Census has provided a bench mark for evaluating the changes in population characteristics. Future population growth is dependent on a number of factors: changes in the status of the Mountain Home Air Force Base, economic opportunities in the City and region, and growth and development in the Treasure Valley.

4.4.1 Population Characteristics

From 1990 to 2000, the City's population increased an average of 3.2 % annually or 40.8% for the entire decade. This rate of growth far exceeded the historical patterns in which the City grew (1.6% in the 1970's and 0.5% in the 1980's.) The 2008 estimated population is 14,500.

Although the population of Mountain Home increased significantly in the 1990s, the characteristics of the population have remained fairly stable. Exhibits 2-2 through 2-5 summarize the major population changes from the 1990 to 2000, and population characteristics from the 2000 US Census.

Here are the highlights: School age children increased from 25.3% to 33.6% of the population, after three decades of decline. Persons in the middle years declined as a percentage of population from 54% to 46%, and those over persons over 65 decreased slightly from 10.4% to 9.0% of the total population. The median age in 2000 is 31.2 years. Ethnically, the community is slightly more diverse with the percentage of Hispanics increasing the most of any ethnic group from 5% to 8.3% of the population.

Household size increased from 2.52 persons per household to 2.6 persons per household, slightly less than the Idaho State average household size of 2.69. The composition of households has changed only slightly in ten years. Families comprise 68.2% of all households as contrasted with 71% in 1990. The percentage of persons living alone is slightly higher, from 25% in 1990 to 26.6% in 2000.

Median household income has increased 36% since the 1990 census. The 2003 CEDS reported median household income for Mountain Home as \$39,500, with 10.4% of all citizens living below the poverty level. Of the residents over 16 years of age, 72.9% are in the work force, including 13.7% in the armed forces. Civilian veterans comprise 28.1% of the civilian population over 18 years of age.

Education attainments varied widely between 1990 and 2000. The percentage of persons with a less than either a high school diploma or college degree decreased in 2000. Persons with some college, an associate arts degree or advanced degree increased.

4.4.2 Population Forecasts

Population forecasts have been made for the City from a number of different studies that range from a growth rate of 2.1% to 3.5% annually. (See Exhibit 2-6) The forecasts have been made on assumptions related to the historical population trends, growth in Elmore County, changes at the Mountain Home Air Force Base, building permit activity and growth in the Southwest Idaho region.

Historically, the City's growth has been closely related to growth in Elmore County. The number of persons who live in Mountain Home has historically been fairly constant at 38%. The 2004 Draft Elmore County Comprehensive Plan assumes that the City will capture up to 40% of the future growth in Elmore County in the next two decades. This plan estimates a 2020 Elmore County population at 44,700 with the City of Mountain Home at 18,505.

Mountain Home Air Force Base, ten miles from the City, continues to have a significant influence on the growth of the City. The number of military personnel and their families living on the Air Base or within the City grew from 5,936 in 1990 to 8,555 in 2000. The base hospital, commissary and other resources also attract military veterans. In 2000, veterans comprised

28.1% of the City's civilian population. The number of retired military personnel in the Southern Idaho region has increased 35% from 1993 to 2003, with many of these attracted to the region because of the base's resources.¹

In 2005 the fifth cycle of the Base Realignment and Closure (BRAC) was completed by the US Department of Defense (DOD). This resulted in the realignment of Mountain Home Air Force Base and in the net loss of 528 military and civilian jobs. These BRAC actions will be complete by the end of 2010.

Based on the Air Base's current condition, it is highly unlikely that the base will close and among the base's strengths are:

1. A lack of encroachment into its air space;
2. Excess capacity for runway expansion and support facilities;
3. The on-going re-investment in base housing; and
4. The bombing range and its training capabilities.

Additionally, in the fall of 2008 the Mountain Home Air Force Base will begin hosting members and their families from the Republic of Singapore Air Force. This is part of a training program and will include an influx of military and civilian personnel. All indications from the Air Force have been that these people will have the same options as our own air force personnel and will have the option to live on base or off base if they so choose.

Growth in the Treasure Valley also influences the rate of growth in the City for a number of reasons. Data from the 2000 census indicated that the mean travel time to work was 21 minutes, with 14% of all workers traveling more than 45 minutes. One local mortgage company indicates that 25% of all new home loans in 2004 were for persons who are employed in Boise. It is now faster to commute from Mountain Home to southeast Boise than most parts of Canyon County. In the next twenty years, the Treasure Valley will become more urban than rural, with most of the remaining agricultural land converted to development. Home costs in Mountain Home average about 20% less as compared to Boise. For the reasons of ease of commuting, relatively lower housing and living costs, and the more rural lifestyle, Mountain Home will continue to attract new residents choosing to live in Mountain Home and work in Ada County.

¹ Economic Impact Statement, FY93 and FY 03

CHAPTER 5 – ECONOMIC DEVELOPMENT

5.1 Goal

DIVERSIFY AND IMPROVE THE ECONOMY

5.2 Objectives

1. To identify and recruit businesses which would improve the quality of community life, provide living wage jobs, and diversify the economy.
2. To create opportunities and incentives for attracting more and diverse retail and service businesses.
3. To upgrade and expand community facilities and services that attracts and accommodates new economic growth.
4. To create partnerships with businesses, private associations, other governmental entities and public agencies to foster economic growth and development.

5.3 Action Steps

1. Implement the City's Strategic Plan as an aid for economic growth and development.
2. Ensure that there is adequate land and infrastructure for new businesses to locate within the community including:
 - a. Zone sufficient areas which are suitable for economic growth and expansion.
 - b. Evaluate the City's zoning and regulatory practices to ensure there are no unnecessary impediments to economic development.
 - c. Identify areas for reclamation and re-development for commercial and industrial development.
 - d. Assist the agricultural and industrial sectors of the surrounding area by promoting land sites, not in conflict with other uses, that provide good rail and truck shipping access for agriculture and industrial related facilities.
 - e. Provide additional downtown parking.
3. Continue to work with the United States Air Force Base in planning housing, retail, and service uses to meet the needs of military personnel.
4. Continue to work with the state and federal officials in ensuring the long term viability of the United States Air Force Base.
5. Support the efforts of the local Economic Development Council, Sage Community Resources and other such groups, in marketing and attracting “clean” industries to the region.

6. Strengthen the retail sector of the community through cooperative planning with local merchants.
7. Support the re-investment in the downtown area through development of a marketing plan, and a financing and implementation strategy.
8. Continue to implement recommendations of the Mountain Home Downtown Revitalization Plan 2000 and continue to support the Urban Renewal Agency.
9. Continue to support the private reinvestment in the downtown through the City's beautification fund, grants and support of a Local Improvement District.
10. Continue support for the efforts in revitalizing the downtown, including the continued support of the Urban Renewal Agency and the Business Improvement District.

5.4 Background

Since 1992, the percentage of employed residents has outpaced population growth. Mountain Home Air Force Base continues to be the economic engine for the City. There has been major commercial development since 1992 but a decline in retail business. Commercial development has occurred along transportation corridors. Re-vitalization efforts are beginning in the downtown.

5.4.1 Employment Environment

Exhibits 3-1 and 3-2 provide an indicator of changes in the City's employment environment since 1992. The charts show resident's employment within industry sectors. Overall, the number of employed individuals increased by 49% compared with the ten year population growth of 40.8%. In 2000, the highest percentage of employment was in the government, education and retail sectors. However, compared with 1990, there was less employment, both in absolute numbers and as a percentage of total employment, in retail sales and government. Most dramatic was that 126 fewer persons were employed in retail, or 11.1% less than in 1990.

Median household income increased by 36% over the decade. In 2000, the median household income was \$37,307, as compared to \$27,402 in 1990. In March 2004, the annual average unemployment rate was 5.8%, compared with 6.1% in 1990. Exhibit 3-3 identifies a comparison of the median income with the state and county incomes.

The August 2004 Community Survey results indicated that 30% of the respondents worked within the City, 21% at the Mountain Home Air Force Base and 11% in Ada County. (See Exhibit 3-4)

County-wide, non-agricultural job growth during the 1990-2000 decade did not keep pace with population increase. While county-wide, the population increased 40%, the number of jobs

increased by only 28%. This disparity indicates an increasing number of retired persons moving to the County, as well as persons seeking employment outside the County.

County-wide, the distribution of employment by sector is fairly consistent with what was reported in the 1992 Comprehensive Plan. Government represents the highest employment sector (38%), followed by trade (28%), and services (13%).² Although, employment in the government sector contributes less to the over-all employment mix than it did in 1990. (See Exhibit 3-5)

As in 1992, the City of Mountain Home's economy relies heavily on the employment at the Mountain Home Air Force Base. The total number of jobs at the base has increased 16% since 1993. During the same period, civilian jobs decreased 27% and military personnel increased 31%. (See Exhibit 3-6) In addition, spin-off employment from the base is estimated to be 1,632 jobs.³ In 2003, the base was the second largest employer in the Treasure Valley. The base employs ten times more employees, including military personnel, than the next largest employer within the City, Mountain Home School District #193. Other large employers are Wal-Mart, Elmore Medical Center, Marathon Cheese, and Simplot Livestock. (See Exhibit 3-7).⁴

5.4.2 Economic Development

Since the 1992 Comprehensive Plan adoption, economic growth has been generated from the expansion of the Mountain Home Air Force Base, development of commercial corridors, and industrial development in the Mountain View Industrial Park. Major new commercial and industrial developments and economic improvement projects are listed in Exhibit 3-8.

In 2004, there were approximately 400 businesses in the City.⁵

I work in Boise because of money, I would love to work in Mountain Home, but opportunities just aren't here.
Community Survey comment

In January 2006 Marathon Cheese began construction. Marathon is the largest packager of natural cheeses in the US with facilities in Marathon and Medford, Wisconsin and Boonesville, Mississippi. The company pays competitive wages with a full benefit package.

It opened on January 18, 2007 with 50 employees. Marathon Cheese will employ over 500 people by 2012. The facility is 212,000 square feet with a construction cost of approximately \$21 million and equipment of \$4 million, growing to \$8 million by the time it is at full operational capacity.

Economic development including employment, shopping opportunities, and the future of the downtown were major issues raised by citizens in the January 2008 Community Survey. In rating shopping opportunities in the City, 90% responded that it was "poor" or "fair". On business and employment opportunities the response was "poor" or "fair" by 84% of the respondents. In ranking the five greatest challenges facing the City, 41% indicated economic

² Idaho Department of Commerce (2000)

³ Economic Resource Impact Statement, FY93 and FY03.

⁴ Mountain Home Community Profile, Mountain Home Economic Development (2004)

⁵ City of Mountain Home Economic Development Office

growth and expansion, and 40% responded re-vitalizing downtown. (See Appendix B Community Survey)

The written comments received as part of the survey also reflected a high level of priority in improving economic vitality. The need for new businesses was the second most frequently made comment. Citizens were unhappy with the loss of some long term businesses and dissatisfaction with the current retail environment. The need for employment and jobs was also frequently noted in the comments. More job opportunities, higher paying jobs, and creating opportunities for people to live and work in the City were the focus of these responses.

5.5 Downtown

The City, like many small and medium sized communities throughout the nation, has experienced a decline in the traditional retail and service center, the downtown. This trend began in the early 1970's with the opening of Interstate 84 and has continued with the location of most new commercial activity adjacent to the interstate, along American Legion Blvd., and along Airbase Road. The downtown shares many of the problems as other downtowns across the country. They are in order of priority nationwide:⁶

1. Attracting new business
2. Attracting people in the evenings and weekends
3. Competition from discount stores and suburban commercial centers
4. Vacant and underused retail space
5. Parking
6. Shortage of suitable housing
7. Image
8. Vacant and underused office space
9. Preservation of older buildings
10. Unattractive building facades
11. Crime (real or perceived)
12. Traffic circulation and congestion

Get viable strong businesses here that will employ all educational levels and who are responsible to water and environmental needs.

Community Survey comment

I have lived most of my life in Mountain Home and it saddens me to see the downtown area look so bad. There used to be all kinds of shops and stores there.

Community Survey comment

Based on community survey of January 2008, (see Appendix B), the downtown is important to the community. Citizens want to see more shopping opportunities, restaurants, and entertainment activities in the downtown. The January 2008 Community Survey indicated that a majority of citizens currently shop in the downtown and would prefer to see new businesses locate there.

A first successful step in reversing the declining trend in the downtown has been in the "Mountain Home Downtown Re-vitalization Plan 2000", developed in collaboration with the DIG-IT Committee. The plan outlines a program of physical improvements for re-vitalizing the Downtown, including streetscape, parking, historic building rehabilitation, a city-county center

⁶ International Downtown Development Association

concept, signs, and a community center. Since the plan's inception, the DIG-IT Committee with support from the City's Beautification fund has provided incentives for private property investments. In two years, \$250,000 of improvements as recommended by the plan has been completed including:

- seven murals depicting scenes of historical and local interest;
- bulb out stamped brick corners with historic streetlights and street trees;
- stamped brick sidewalks with lights and trees;
- metal tree grates;
- patriotic banners;
- aggregate stone benches and
- trash receptacles.

In the summer of 2008 the City was successful in purchasing the piece of property more commonly known as the "El Rancho Property", for a mere fraction of its value, from the Idaho Transportation Department. This piece of property was a remainder piece left over from the completion of the railroad underpass in 2003. It was developed into a park and parking lot to help in the redevelopment efforts of downtown.

The City also implemented diagonal parking in front of the American Legion Hall, on two blocks of East 2nd North Streets, increasing convenient parking space for downtown shoppers, and on North 4th East Street in front and south of the County Courthouse. The future plans include more stamped sidewalks, alleyway improvements, and improved entryways into the City and downtown just to name a few.

5.6 Summary

While the current perspective is positive that the air base will continue and even expand its operations, diversification for the long term economic health of the community is the goal.

Along with long term planning for water and sewer capacity the City's assets for economic expansion include its:

- a. location in relation to truck and rail access;
- b. relative low land prices and costs of conducting business;
- c. the current business environment;
- d. quality of the environment: clean air, open space;
- e. the community's services including school, health care and social service;
- f. the small town atmosphere; and
- g. close proximity to the Boise Metropolitan area.

CHAPTER 6 – COMMUNITY DESIGN

6.1 Goal

CREATE AN ATTRACTIVE COMMUNITY.

6.2 Objectives

1. To encourage themes which reflect the local environment and heritage.
2. To beautify the highway corridors into the City, screen unsightly views, and provide adequate setbacks and landscaping.
3. To promote quality and compatible new development that maintains the character of the community.
4. To encourage revitalization of downtown through incentives on reduced building permit fees and continue to support community events in the downtown area.
5. To discourage visual clutter along major streets, such as that created by a proliferation of signs, billboards and overhead utilities.
6. To encourage private property maintenance, neighborhood improvements and rehabilitation of older structures.
7. To encourage sustainable, low water use landscaping and tree planting in all new development.

6.3 Action Steps

1. Identify community gateway corridors and adopt new design requirements for signs, landscaping, screening, lighting, outdoor storage along those corridors.
2. Develop an entry way beautification plan, including design for crosswalks, and coincide development of plan with ITD improvements for gateways and other corridors.
3. Through the zoning code, adopt:
 - a. adequate standards of separation and buffering between residential areas and commercial and industrial areas; and
 - b. regulations for appearance, height, and materials consistent with the character of existing residential and commercial development; and

- c. setbacks for buildings, fences, hedges to maintain the visual effect of open space, to ensure the safety of pedestrian and vehicular traffic, and to guard against creating fire hazards.
- 4. Promote tree planting, trimming, and placement where trees are absent or thinning, or where an abundance of undesirable trees exist.
- 5. Adopt and pro-actively enforce standards for private property maintenance including removal of weeds, abandoned vehicles, and unsafe structures.
- 6. Adopt development standards for landscaping in all new development, including requirements for installation of sprinkler systems and tree planting.

6.4 Overview

Since the 1992 Comprehensive Plan adoption, community design has both changed and remained the same. Extensive efforts have been made in the downtown to improve the appearance of that area. New development is changing the over-all character of the community. Vacant and deteriorating buildings, trash and debris on private property continue as a factor that negatively affects community character.

6.4.1 Downtown Re-vitalization Efforts



In 2000, the City, the Develop-Improve-Grow Its Time (DIG-IT) Committee, the Chamber of Commerce and private individuals funded the “Mountain Home Revitalization Plan 2000”, amending the revitalization plan developed in 1982. This study outlined physical improvements to revitalize and improve the appearance of the downtown. By 2004, a number of improvements had been completed, were underway or planned. (See detailed discussion in Section Three)

6.4.2 Community Appearance

The appearance of the community as a whole continues to be a major issue. Weeds, litter, junk, abandoned vehicles, vacant lots and buildings, and lack of maintenance on private property are all problems confronting the community. In 2004, initiatives were underway by the City’s Building and Public Safety Departments to improve enforcement nuisance, hazardous building and parking regulations to respond to these problems.

One of the major differences to Mountain Home becoming more of a great place to live than a “bedroom” community...is the lack of enforcement of codes... maintaining neat appearing residential areas. Understanding that there are many different economic levels in the area is no excuse for waist high weeds, trash and junk to pile up in yards in residential areas. Not only is it unsightly to potential residents, but a hazard to these and neighboring homes.
Community Survey comment

6.4.3 New Development

The design of new development over the last ten years is incrementally changing the character of the community. The original town design which consisted of a tightly compact grid pattern of development with abundant trees and landscaping is increasingly overshadowed by a more spread out pattern of development. Commercial development is spread around transportation corridors rather than the downtown, and residential development is characterized by increasingly large lots on curvilinear and cul-de-sac streets.

6.5 Community Survey

We need a city wide clean up plan. Junkyards are not adequately screened... Dozens of buildings appear to be abandoned fire traps and hundred of buildings are overgrown with weeds.

Community Survey comment

The 2008 Community Survey provided information on the citizen's opinions about community design. Over one third of all respondents identified vacant and deteriorating buildings as one of the top five challenges facing the City. Only a few of the responses viewed loss of open space and landscaping and trees as major challenges to the community. Community appearance

was the subject of more written comments than any other topic. Many people wrote about community and individual property appearance; empty buildings and lots; abandoned vehicles parked on the street for long time; appearance of new development; and landscaping and trees.

My wife and I like it here, but wish some people took a bit more pride in the general appearance & up keep of their private property. *Community Survey comment*

CHAPTER 7 – HOUSING

7.1 Goal

PROVIDE OPPORTUNITIES FOR QUALITY HOUSING, A VARIETY OF HOUSING TYPES, AND QUALITY RESIDENTIAL LIVING ENVIRONMENT.

7.2 Objectives

1. To promote the construction of various types of housing, with special attention to the needs of retired, persons with disabilities and low and moderate income families.
2. To encourage the rehabilitation and upgrading of existing homes and neighborhoods through private and public rehabilitation efforts.
3. To protect older, established neighborhoods by aesthetically integrating affordable and low income housing, and by transitioning incompatible land uses and activities with buffer areas and landscaping.
4. To encourage alternative housing and site design solutions.
5. To encourage more housing opportunities in the downtown area.

7.3 Action Steps

1. Maintain and expand the opportunities for a variety of housing types by:
 - a. Zone land for a variety of residential densities.
 - b. Encourage the rehabilitation of upper floors of downtown buildings for residential use.
 - c. Allow the conversion of large housing units into additional units or the creation of accessory units only when it is consistent with surrounding residential densities, and when off-street parking and other facilities are provided.
2. Ensure conformance with building codes and Fair Housing Standards including:
 - a. Pursue programs and increasing public awareness of programs that provide incentives for housing upgrades.
 - b. Ensure that the American National Standards Institute (ANSI) guidelines for persons with disabilities, are considered in the construction of multiple housing units.
 - c. Pro-actively enforce provisions of the building and zoning code requirements for safe and healthy living environments.
 - d. Strengthen existing and develop new ordinances to reduce run down housing.
3. Update the Subdivision Ordinance to encourage the use of Planned Unit Developments (PUD's) to meet future needs of housing:
 - a. Promote innovative design as the norm rather than the exception.

- b. Require sidewalks and appropriate drainage control structures in new developments.
 - c. Require that multi-family housing provide a common green space.
 - d. Require that subdivisions constructed within the Area of City Impact meet the City Standards for Subdivisions.
 - e. Allow or require a variety of lot sizes to encourage variety in housing types.
4. Work closely with airbase housing authorities and other stakeholders to track the needs of the local housing market.
 5. Continue to track the number of developments approved including lots approved, buildable lots available, number of building permits issued.
 6. Create and adopt a set of design guidelines for both single family and multi-family residential developments.
 7. Encourage the rehabilitation of existing residential areas, especially in the downtown area, by maximizing densities and allowing for more flexibility on setbacks in some areas of the downtown core.

7.4 Background

While the housing stock has greatly expanded since 1990, the composition of the housing inventory has remained stable. Housing costs remain generally the lowest in the region. Home values have increased 63.5% since 1990, compared with a 19.1% increase in rents. More than double the current number of housing units will be needed over the next twenty years to support the expected population growth.

7.4.1 Housing Characteristics

Exhibit 5-1 provides a comparison of housing characteristics from 1990 to 2000, based on the US Census. In the 1990-2000 decade, approximately 1,000 housing units were built within the community. This represents an increase of 41.9% from 1990. Housing units built during this time period, comprise 23.8% of all housing units existing in the City. (See Exhibit 5-2 for the distribution of age of housing units within the City)

The percentage of housing occupied by owners remained the same as in 1990 at 66%. This compares with 57% in Elmore County and 72.4% in Idaho.⁷

Housing costs in Mountain Home are generally lower than the statewide median and are generally the lowest in the Southwest Idaho region. (See Exhibit 5-3) The median value of an owner occupied home in

Housing costs (real estate and rentals) are too costly, especially since so many people drive so far to work. I don't care what Boise costs are this is Mountain Home! *Community Survey Comment*

⁷ 2000 US Census

2000 was \$91,400 a 63.5% increase from \$55,900 in 1990. The median costs of renting a housing unit increased by 19.1% from \$245 in 1990 to \$392 in 2000. According to the US Census, 30.6 % of all renting households pay more than 30% of their monthly income for rent. This compares with 24.3% of all mortgage holders who pay more than 30%.

Housing conditions are generally good in Mountain Home. Only 5% of the housing was built prior to 1939 when adequate water, sewage disposal, plumbing, and heating facilities may not have been available. The 2000 Census indicated that only 2% of the housing units used a heating source other than gas or electricity, and no units lacked complete plumbing or kitchen facilities.

7.4.2 Housing Projections

The number of new homes predicted for the future will be dependent on population forecasts for the community. In 2000, the average number of persons per household was 2.6. In order to provide housing for the population projection of a 3.5% annual increase, and assuming the current average household size, 5300 additional housing units will be built by 2024, doubling the current housing market. Exhibit 5-4 provides a forecast of housing units over time.

The future challenges to the City will be in maintaining the affordability and adequate supply of certain housing types. Continuation or expansion of the Mountain Home Air Force Base will place a demand on providing rental housing units at affordable rates. Additional retirement residents will also seek efficiencies in housing. At some point the demand for less expensive housing will reach a point where some parity in costs with the rest of the region will be reached. The cost of housing was cited by 17% of the Community Survey respondents as challenge in the future. (See appendix B.)

A big concern for me, as a supervisor at Mountain Home AFB is the lack of rentals in Mountain Home, (Apartment houses). I have folks that have to live in Boise because there is nothing available here.
Community Survey Comment

CHAPTER 8 – NATURAL RESOURCES AND OPEN SPACE

8.1 Goal

PRESERVE AND ENHANCE NATURAL RESOURCES AND OPEN SPACES

8.2 Objectives:

1. To support environmentally and economically sound measures to reduce, minimize or eliminate air and water pollution.
2. To promote natural landscaping and open space for the active and passive needs of the entire community.

8.3 Action Steps:

1. Protect and improve the air quality through the use of agency standards that are applied through the review of new development, when deemed necessary.
2. Develop a public awareness program on air and water pollution, if it becomes necessary.
3. Preserve and enhance Mountain Home's natural landscaping and wildlife habitats through:
 - a. Encourage reseeding and/or replanting in cleared or poorly developed areas.
 - b. Require development to maintain existing trees and natural vegetation.
 - c. Promote the establishment of drought tolerant and natural landscaping.
 - d. Develop a landscape and design manual of appropriate landscaping.
 - e. Provide public information handouts on seeding and/or replanting techniques.
4. Require the development of open space areas within all new development.

8.4 Overview

Since the adoption of the 1992 Comprehensive Plan, there have been no significant changes in the climate, geology, soils, surface water, natural vegetation, wildlife and open space conditions in Mountain Home. Updated information related to ground water and air quality has been generated since 1992.

8.4.1 Water

In 2003, the engineering consulting firm of Keller Associates assessed the conditions of the existing ground water supply and quality which serve the City. The information that follows is from that study.⁸

⁸ Water Facilities Planning Study , Keller Associates(August 2003)

A shallow perched aquifer, ranging in depth from 10-200' is located beneath the City of Mountain Home. The aquifer provides significant well yields, but is shallow and is not a feasible source for municipal use. A deeper regional aquifer underlies the perched system at depths of 300-400'.

Recharge of the ground water comes from three sources: downward percolation from mountain precipitation and stream flow, direct precipitation, and irrigation water. Except in very wet seasons, most of the surface water from the mountain is diverted for irrigation. Direct precipitation, because of the low amounts and high rates of evapotranspiration, has little impact on recharge. Consequently, ground water is being withdrawn at a higher rate than it is being recharged. Declining water levels have been measured in the regional aquifer, although the perched system appears to be stable. Ground water conservation is a major issue facing the community.

Ground water quality is affected by three major contaminants; coliform bacteria, nitrate-nitrogen, and arsenic. Studies have been conducted in the area sampling ground water sources for these three contaminants. Bacteria contaminants are relatively limited, found only in wells south and east of the Mountain Home landfill. A study by the Idaho Department of Environmental Quality in 1996 found that there does not appear to be a direct impact on bacterial levels from surface water on the ground water generally, but surface water run-off does impact certain wells intermittently.

8.4.2 Air Quality

From 2000 through 2002, the State Department of Environmental Quality monitored air quality in planning for the new power station developed by Idaho Power. The monitoring station was located one mile south of Interstate 84 on Canyon Creek. Nitrogen oxides and particulate matter was measured. At no time during the period did the level of these pollutants exceed the national standards.⁹ Generally Mountain Homes does not experience the same inversion conditions as in the Treasure Valley because the open terrain allows for a greater mixing of air currents.

⁹ Michael Tool, State of Idaho Department of Environmental Quality

CHAPTER 9 – HAZARDOUS AREAS

9.1 Goal

PREVENT POTENTIALLY HAZARDOUS CONDITIONS

9.2 Objectives:

1. To reduce the hazards of flooding.
2. To reduce the hazards or impacts of soil and water erosion.
3. To reduce the potential of accidents from hazardous or toxic spills.

9.3 Action Steps:

1. Investigate and pursue economically feasible alternatives to reduce the floodplain and/or the floodplain insurance rates.
2. Continue to regulate development in the floodplain to:
 - a. preserve and maintain the capability of the floodplain;
 - b. convey the flood water discharges; and
 - c. minimize danger to life and property.
3. Develop a zoning overlay district of hazardous areas that requires a special review of proposed development in various areas including: flood hazards, erosive soils, high groundwater, shallow bedrock, and poor soils requiring special construction techniques.
4. Ensure that site developments are protected from soil and water erosion by:
 - a. Prohibiting excessive grading.
 - b. Maintaining unstable or highly erosive areas as undisturbed.
 - c. Requiring site development plans, including erosion / runoff control, showing natural and finished elevations and grades.
 - d. Requiring performance bonds in areas where significant grading is proposed.
 - e. Requiring soils reports when buildings may require special footing / foundation conditions.
5. Develop procedures that require contact with the appropriate professionals if unrecorded landfills, such as chemical dumps, underground storage tanks are discovered; or toxic/hazardous spills occur. Require that the proper steps are taken based on the recommendations of the professional.
6. Encourage the restoration of the ground surface and vegetation following any mining activity of clay deposits, gravel deposits, rock deposits and minerals following any extraction process within the Area of City Impact.

7. Require those seeking conditional use permits to route traffic transporting hazardous materials only on designated streets.

9.4 Background

Portions of Mountain Home's physical environment contain a number of hidden hazards to development. Some of the more level land in the city is subject to occasional flooding, while hillside areas could be subject to erosion and subsidence when development occurs.

Two earthquake fault lines run within eleven miles north of Mountain Home. The International Code Council places Mountain Home in Seismic Zone C which is classed as a moderate damage zone.

Other hazards exist in the form of desert brushfires, flooding, and contamination of groundwater supplies.

9.4.1 Potential for Groundwater Contamination

Septic tanks and drain fields provide an inexpensive means of sewage disposal in areas where community facilities are not available. However, proper installation, operation, and maintenance are essential. Also, soil conditions must be ideal to accomplish treatment. Reports by the Soil Conservation Service, Department of Water Resources, U.S. Geological Survey and the Central District Health indicate that most areas around the city have moderate to severe limitations for septic tank/ drain field use because of lack of soil depth, caliche, bedrock or tight soils. All agencies express great concern over the area northeast of the City, all the way to the mountains. In this area fissured basalt underlies areas with very little soil cover with scattered ledges of caliche. Very little treatment of the septic tank effluent occurs before it reaches the bedrock. A very real danger of contamination of both the shallow and deep aquifers exists. Property owners in the city who have septic tanks are encouraged to hook into City sewer, but are not required to do so until the current septic system fails.

Since 1992, the potential hazard from underground storage tanks has become more apparent nationally. Former industrial sites, service stations and dry cleaners can be the sources of underground tanks which have the potential for leaking and contaminating the ground. Assessment of the potential for these conditions should be the first step in any major excavation in re-development areas and a plan for remediation.

9.4.2 Flood Hazards

Flooding occurs primarily due to inadequate storm drainage facilities. In an area with only 9.5 inches average annual precipitation, flooding is unusual. The city has one flood plain designation from FEMA, which is on the east side of town near the city limits on a portion of the old Rattlesnake Creek channel lying south of Highway 20.

Another potential hazard exists to the City in the form of the Mountain Home Reservoir and dam located about a mile northeast of the City on Rattlesnake Creek. This earth-filled structure has a total height of 48 feet at the maximum section, is 3,700 feet long and impounds 4,941 acre feet of water. The State of Idaho Department of Water Resources checks the reservoir annually and a formal certified inspection is done every two years.

CHAPTER 10 – PUBLIC SERVICES

10.1 Overview

The City of Mountain Home provides the fullest range of municipal services and facilities including public safety, water, sewer, storm water management, streets, library, cemetery, numerous city parks, a public 18-hole golf course, airport, administration and building inspection. Since 1992, the City has invested in new public facilities, equipment, and personnel to meeting the needs of the growing community and aging infrastructure. To plan for the future, the City adopted the first Capital Improvement Plan in 1997, updated it in 2004, and most recently updated it in the fall of 2008. Specific plans for water and sewer facilities have also been completed. In addition to the City, community services are also provided by the school district, the State of Idaho and non-profit community, medical and social service agencies.

10.2 WATER SYSTEM

10.2.1 Goal

SUPPLY ADEQUATE AND QUALITY WATER.

10.2.2 Objectives:

1. To continue planning for the existing and future water needs of the community.
2. To provide an adequate supply of quality water to meet the expected growth for residential, commercial, and industrial water users.
3. To provide an adequate flow and pressure of water for fire protection.
4. To provide for an orderly and rational extension of water facilities.
5. To ensure that development meets the specifications of the municipal water system.

10.2.3 Action Steps:

1. Implement the recommendations of the adopted Water Facilities Planning Study prepared by Keller Associates in August 2003. Most of the recommended water system improvements which were considered as short term requirements have been made.
2. Develop a response plan for unforeseen mechanical/electrical failures or natural disasters which would affect water supply and distribution, and generators were installed on two wells in 2007.
3. Require that property contiguous to the City Limits is annexed prior to connection or extension of water lines. Do not extend water facilities beyond the City limits without annexation.
4. Require that prior to annexation or property development, owners pay fees and contribute to the City for the purchase and transfer of additional water rights, consistent with current market rates at the time of purchase or transfer.
5. Continue charging a “Water Availability Fee” for connections to a City installed mains that are governed by the following standards:
 - a. Where utilities are to be extended, they should have the capacity and placement necessary to serve land located farther out.
 - b. Water mains constructed by private interests should be formally accepted by the City.
 - c. Where practical, dead end mains longer than 200 feet should not be allowed, without adequate flushing capabilities.

6. There are to be no water hook-ups to the City if not annexed within the city boundaries.
7. Within the Area of City Impact, discourage new developments, which do not use public water facilities unless the utility systems are equivalent to public utility systems, and can connect to the public water system when annexed to the City.
8. Review and amend the development requirements pertaining to water use including surface irrigation, and water conservation.
9. Adopt a City Water Conservation Plan that may include new standards for water conservation in the review of new development including, but not limited to the use of low flow plumbing fixtures and restriction on the use of potable water for landscaping when non-potable water sources are available; metering of city water use; and low water use landscaping.
10. In 2007, water re-use was explored by the City and was determined not to be cost effective. The City will continue to explore and evaluate water re-use options (see item 2a Sewer section).
11. Create a new water rate structure with progressive per gallon rates for residential usage.
12. Locate, acquire land, and permit three new wells every five years based on growth projections.

10.2.4 Existing Services and Facilities:

In 2003, the City engaged the engineering consulting firm of Keller Associates to conduct a comprehensive water system master plan. The plan evaluated the condition and capacity of the City's water system, assessed the needs for the future and made recommendations for system improvements to meet then current and future needs.

The City of Mountain Home receives its domestic water supply from six ground water wells. The wells produce 9,600 gallons per minute (gpm), and are capable of meeting the current peak demand of 7,500 gpm with all the wells running. The City has water rights to approximately 12,526 gpm, or 27.91 cfs. Water is stored in three reservoirs with a storage capacity of 3.07 million gallons that is considered adequate for meeting the City's existing needs. Water is distributed through 66 miles of pipelines.

Water consumption is measured in gallons per capita per day (gpcd). In 2002, the annual average water usage was 355 gpcd. This rate decreases in winter to 136 gpcd and in summer the amount increases to 651 gpcd. The master plan estimates that irrigation accounts for close to 60% of the total annual water use.

10.3 SEWER SYSTEM

10.3.1 Goal

MAINTAIN A QUALITY SEWER SYSTEM AND SERVICE.

10.3.2 Objectives:

1. To continue planning for the existing and future sewer needs of the community.
2. To provide for an orderly and rational extension of sewer facilities.
3. To ensure that development meets the specifications of the municipal sewer system.
4. To protect the quantity and quality of the ground water resources.

10.3.3 Action Steps

1. Implement the recommendations of the adopted Sewer Facilities Planning Study, dated May, 2004 by Keller and Associates (updated 2006).
2. Require that property contiguous to the City Limits is annexed prior to connection or extension of sewer lines. Do not extend sewer facilities beyond the City limits without annexation except as approved by the City Council under terms and circumstances determined to be in the best interests of the City.
3. Discourage subdivisions to the northeast of the City Limits and extending to the mountains or other areas of poor soils, shallow bedrock, or shallow groundwater that are not connected to city sewer services, as these conditions do not provide adequate treatment for septic systems.
4. Prohibit further divisions of land within the City limits that are not served by the city sewer system.
5. Continue charging a “Sewer Availability Fee” for connections to a City-installed main, based on the cost at the time of installation. That are governed by the following standards:
 - a. All sewer mains should have the capacity and placement for extension.
 - b. Developers will be expected to install sewer mains and stub the services to each lot at their sole expense.
 - c. Developers are totally responsible for the cost of the sewer main.
 - d. When the City requires a sewer main larger than needed for the specific development, the developer shall install the larger line size required by the City and may, prior to approval of the “final plat”, make arrangements with the City for reimbursement of the difference in the cost main required by his development,

and the larger line which the City has required. This reimbursement shall be made in the current fiscal year, only if there are sufficient funds in the development fund or a “Late Comers Agreement” may be negotiated whereby charges of future connections can be used to help pay back a portion of the costs to oversize the facilities.

- e. Construction of sewer mains by private interests, should be formally accepted for continuous city maintenance (by entry in the official minutes) by the City Council.
- f. Collect fees from new development to represent a fair share of expected treatment and re-use of wastewater.
6. Development which occurs contiguous to the sewer lagoons should be buffered with open space and/or landscaping and berms.
7. Within the Area of City Impact, discourage new developments, which do not use public sewer facilities unless the utility systems are equivalent to public utility systems standards and can connect to the public sewer system when annexed to the City.

10.3.4 Existing Services and Facilities

In 2003, the engineering consulting firm of Keller Associates completed, “Sewer Facilities Planning Study” for the City of Mountain Home. The study evaluates the existing and future needs of the wastewater treatment facility and collection system. Much of the information that follows is taken from that study, and its update in 2006.

The City presently is served by a lagoon system treatment plant. Wastewater is treated in eight shallow lagoons and then applied to cropland adjacent to the plant during the summer months. Wastewater is collected through a system of five miles of pipes ranging in size from 6” to 21”. The majority of the system is gravity fed that allows collection directly to the treatment facility without pumping, except for screw pumps located in the new headworks facility located at the sewer lagoon site. One pump station collects and lifts a small portion of the wastewater into the main gravity lines.

The current average flow to the treatment plant is 1.5 million gallons per day (gpd) and peak hour flow is 3.7. Per capita average flow rates are 132 gallons. Flow rates per capita have decreased 30% since 1997 with greater awareness of the need for water conservation and increased water rates.

10.4 SOLID WASTE

Curbside waste removal and recycling service is provided by a private contractor. A public landfill operated by Elmore County is located off Bennett Road seven miles southeast of the City and a regional landfill is located approximately twenty miles northwest of town.

10.4.1 Goal

PROVIDE QUALITY, REASONABLE COST PUBLIC SANITATION SERVICE

10.4.2 Objectives:

1. To meet federal, state and local standards for public sanitation facilities and services.
2. To reduce the amount of solid waste through support for recycling, composting and other waste recovery means.
3. To support public education on the value of recycling and waste recovery.

10.4.3 Action Steps:

1. Request that the solid waste provider prepare a solid waste disposal plan acceptable to the City based upon the following:
 - a. Population projections and their effects on growth patterns.
 - b. Land use requirements.
 - c. Transportation costs.
 - d. Effects on the environment.
 - e. Evaluate the contents of the solid waste stream to identify recyclables, hazardous wastes, yard wastes and other material.
2. Pursue alternatives to solid waste disposal including recycling, composting and other technology innovations.
3. Promote and encourage education programs on hazardous waste and recycling.
4. Coordinate with other groups and agencies in developing a market for products made from recycle materials.

10.5 STORM DRAINAGE

The City of Mountain Home uses the Federal Emergency Management Agency's flood insurance rate maps (FIRMs) to determine if a property is in danger of flooding and whether structures on that property should be insured against flood loss. A new FIRM was completed in 1994 for the City of Mountain Home, and is administered through the City's Zoning Code.

10.5.1 Goal

MANAGE STORMWATER RUNOFF

10.5.2 Objectives:

1. To protect private property, the aquifer and waterways.
2. To plan for stormwater run-off in land use planning and in the development of land.
3. To meet federal, state and local standards for stormwater.

10.5.3 Action Steps:

1. Require on-site storm water retention on all development and improvements.
2. Develop a Stormwater Master Plan for controlling and disposing of stormwater runoff that will include development standards, location of retention basins, location and sizes of storm drains and coordination with other utility systems.
3. Update the development regulations to reflect "best management practices" for storm water control, including erosion control requirements.

10.6 FIRE PROTECTION

10.6.1 Goal

PROVIDE ADEQUATE AND EFFECTIVE FIRE PROTECTION SERVICES.

10.6.2 Objectives:

1. To maintain and improve the ISO rating of 3 throughout the City through the planning for adequate equipment, staffing and facilities.
2. To maintain the efficient, cost effective and competent service provided by the fire protection staff and volunteers,
3. To ensure that development meets the standards for adequate fire protection.

10.6.3 Action Steps:

1. Identify general locations for needed fire facilities and to be cost effective, acquire property in advance of the need.
2. Continue the use of impact fees as a source of funding for fire protection facilities and equipment that are needed to serve new development.
3. Pursue additional revenue to support the fire department.
4. Support the Fire Department's fire prevention program and encourage training and safety programs for the department.
5. Inspect and enforce the provisions of the International Fire Code.

10.6.4 Existing Services and Facilities:

The Fire Department serves the incorporated city area, as well as the Rural Fire Protection District, an area of approximately 250 square miles. In 2004, the Fire Department staffing level was one paid chief, one paid firefighter, and thirty-one on-call volunteers. The department responds to fire emergencies, extrication upon county request, and hazardous material spills. During non-essential service time, the department performs new construction plan review and inspections; fire flow testing; public education; and unsafe building and property inspections. The City maintains a mutual aid agreement with the Air Base. In 2003, the department responded to 190 calls.

There are three stations operated by the department. The main station, constructed in 1973, is located at the corner of East 2nd South and South 2nd East. Fire Station #2 is located on North Sixth East Street. In 2004, an unmanned, auxiliary station was constructed to serve the west side of the City. The department's equipment consists of four pumper trucks, one ladder truck, and one command vehicle. Additionally, a training facility was completed in 2005.

The City of Mountain Home has an Insurance Service Organization (ISO) rating of 3. The rating is based on a number of factors including response time, service radius, and man power. The lower the rating the lower costs for insurance for individual property owners; it is estimated that citizens saved \$80,000 when the rating was lowered.

10.7 PUBLIC SAFETY

10.7.1 Goal

PROVIDE ADEQUATE AND EFFECTIVE POLICE PROTECTION SERVICES.

10.7.2 Objectives:

1. To provide staffing and facilities to support the level of service standard of 1.9 uniformed officers per 1,000 residents.
2. To maintain the efficient, cost effective and competent service provided by the police protection staff and volunteers,

10.7.3 Action Steps:

1. Continue the use of impact fees as a source of funding for police protection facilities and equipment that are needed to serve new development.
2. Support training for personnel and the department's public education and safety programs.
3. Adopt standards for new development to ensure that development is designed and located so that hazards are minimized and public safety is protected.
4. Amend existing ordinances to reduce nuisances, and other issues, including noise, skateboarding and animal control issues.

10.7.4 Existing Services and Facilities:

In 2004, the Police Department force included twenty-four sworn officers, four civilian personnel, three animal control employees and six reserve volunteers. Based on a 2003 city population of 12,100, the ratio of police officers to 1,000 population is 1.9. The Department has three divisions: administrative, patrol and criminal; and several specialized units and programs:



special investigations unit, D.A.R.E. program, patrol K-9, high risk entry and special operations, and Citizens on Patrol.

Statistically, Mountain Home is one of the top ten safest cities in Idaho. In 2003, the department responded to 7,000 events, including 1,253 reported Group A Offenses (e.g. murder, assaults, robbery and drug violations). Response time to an emergency is an average three minutes. In the same year, the Patrol Division made over 2,000 contacts, including issuing over 1,900 citations.

In March 2003, the Mountain Home Police Department relocated to a new, 9,000 square foot building located on East 8th North. The new facility allowed for a consolidation of all police services, except for the animal control employees. The new facility includes a multi-purpose room that is available for public meetings. Other department facilities include an animal shelter and a fire arms training area.

The Police Department practices a community oriented policing approach to law enforcement. Several programs are conducted to promote community partnership with the department. The Citizens on Patrol program engages community members in neighborhood crime watch and other monitoring activities. D.A.R.E, started in 1996 and funded by community donations, instructs fifth grade students on the problems of drugs and alcohol use.

10.8 GENERAL GOVERNMENT

10.8.1 Goal

PROVIDE COST EFFICIENT, ADEQUATE AND CONVENIENT GOVERNMENT SERVICES.

10.8.2 Objectives

1. To optimize the public investment in services and facilities.
2. To coordinate efforts among public agencies in order to provide better services to the public.
3. To maintain the highest level of customer service to the community.

10.8.3 Action Steps

1. Adopt a strategic plan for the City organization that outlines action steps to meet the City's priorities.
2. Maintain the current location of City Hall. Implement the recommendations of the Mountain Home Revitalization Plan 2000 for a City-County Center.
3. Continue and expand the opportunities for community involvement such as:
 - a. Town hall meetings
 - b. Cam.-8 public access television
 - c. Update of the community survey on a two year cycle
 - d. Update the City's website
4. Continue to plan for the long range capital needs for maintaining, upgrading and expanding City facilities through the multi-year Capital Improvement Program.

10.8.4 Background

The City of Mountain Home provides the full range of municipal services and facilities including public safety, water, sewer, streets, library, cemetery, airport, administration, and building functions. In 2008, the City had approximately 140 employees in fourteen departments. City facilities are located in several locations throughout the City. Exhibit 8-3 lists the existing City buildings and facilities.

Mountain Home is a great community and should be proud of its city employees and citizens.

Community Survey comment

The "Mountain Home Revitalization Plan 2000" included a concept plan for a city-county center. To provide a more accessible and attractive municipal center that meets the needs of the growing community, the plan includes renovation and expansion of city hall, parking, landscaping and improved pedestrian access.

10.9 LIBRARY



Mountain Home Public Library - September 1, 2006

10.9.1 Goal

PROVIDE QUALITY LIBRARY SERVICES AND FACILITY.

10.9.2 Objective

To assemble, preserve and administer a wide variety of leisure and educational materials to keep pace with the changing informational demands of the community.

10.9.3 Action Steps

1. Annually seek public input to update the Library Strategic Plan and prepare budget proposals accordingly.
2. Continually improve access to encourage use of the Library by people of all ages and backgrounds.
3. Provide as many operational hours as funding will permit.

10.9.4 Background

In August, 2004, the City received 75% voter approval of a \$1.5 million library improvement bond which doubled the size of the existing building constructed in 1978. In 2006 the Library opened in a 16,000 square foot facility featuring an expanded adult area with Senior section, a juvenile area with increased story and study areas, a 22 station computer lab, Wi-Fi access, public use conference room, and an informal reading lounge with a concession and adjoining outdoor patio.

Soon after reopening the Library was accepted as the tenth member of a cooperative information network of southern Idaho systems. Benefits of membership in the LYNX! Consortium have included completion of a local automation project, addition of an electronic online catalog, and patron open access to a collection of over 1.8 million items from member libraries.

Program offerings include one of the state's first bilingual story hours, a lap sit program for infants and children up to 3 years of age, traditional story times available weekly in two sessions, and an annual four week summer reading program with weekly family reading night activities. Outreach reading and circulation services have been developed for senior citizens in assisted living and care centers and lifetime library cards are provided to all senior citizens in the city. Other offsite programs are presented on a regular basis to local Head Start agencies, day care centers, Montessori and public school classes.

In 2008, the Mountain Home Public Library proudly celebrated 100 years of service to the community as it traced its history from the beautiful Mountain Home Carnegie Library building dedicated in November, 1908 to the present site. In keeping with its rich tradition, the Library continues to partner with local and state organizations to sponsor tours, lectures, films, exhibits, and local and national book discussion forums.

The mission of the Mountain Home Public Library is to serve as the hub of the community to preserve tradition, enrich lives, and inspire learning.

The vision of the Mountain Home Public Library is to meet the ever-changing informational needs of the community. As a public library, we strive to inspire all individuals to use the library's resources to create memories that last a lifetime.

- Library Board of Trustees
2008

10.10 GOLF COURSE



10.10.1 Goal

PROVIDE QUALITY PUBLIC GOLF COURSE AND CLUBHOUSE FACILITY.

10.10.2 Objectives

1. To create a quality public facility that can be used by all ages through the development and fostering of golf programs.
2. To provide better services to the public and develop the highest level of customer service to the community.
3. To continually support the development the golf course and facility as a profitable and positive public amenity enjoyed by residents from the city and throughout the area.

10.10.3 Action Steps

1. Continue to seek public input on programs offered by the golf course.
2. Develop a promotion work plan to draw more users into the facility.
3. Evaluate ways to continually improve the club house revenues through special events during off peak hours or off peak seasons.

10.10.4 Background

In 1998, the municipal course, Desert Canyon Golf Course was expanded to an additional nine holes. Since that time the City has experienced increased costs and a declining season and weekday use of the facility. In 2008, a major effort continues to be underway by the City and the golf community to solve the long term financial picture for the golf course, especially in the payment of financing costs for the course expansion.

10.11 HEALTH CARE AND SOCIAL SERVICES

10.11.1 Goal

PROVIDE EFFICIENT AND ADEQUATE HEALTH CARE

10.11.2 Objectives

1. Work to ensure that there are adequate health services within the city that provide for current and future growth.

10.11.3 Action Steps

1. Ensure adequate zoning and city services for the development and growth of health care facilities.
2. Encourage the development of facilities and services needed for the City's minority population, persons with disabilities and growing retirement community, including medical facilities and alternative residential options.
3. Coordinate with the health care and social service in providing information about community needs gained from the community survey, town hall meetings and public hearings.

10.11.4 Background

The City of Mountain Home and surrounding community is served by a variety of medical and social service facilities and organizations. Exhibit 8-4 provides a list of these facilities and organizations in 2004. In 2004, a roundtable of social service agencies was created to provide an opportunity to network among the groups.

We do most shopping and all health/medical rated stuff in Boise. It would be nice to stay in MH for these services but there simply are not adequate choices/facilities/etc.
Community Survey comment

The largest health care facility is the Elmore Medical Center. The hospital provides an acute primary care and services in the following areas: family practice, internal medicine, pediatrics, ophthalmology, cardiology, surgery orthopedics, and radiology. In 2004, the hospital had a staff of 200. Full time physicians are supplemented by part time specialty medical services. A major issue for the future of the medical center is whether there is support for more full time specialty care services and facilities within the community.

A joint powers agreement between Elmore County, Elmore County Ambulance District, and Elmore Medical Center Hospital will be in place in the spring of 2009 to provide ambulance services.

10.12 PUBLIC SCHOOLS

10.12.1 Goal

PROMOTE HIGH QUALITY SCHOOL FACILITIES AND EXCELLENCE IN EDUCATIONAL PROGRAMS.

10.12.2 Objective

1. Encourage a continuing positive relationship between the City and the school district that is mutually beneficial and serves the community.

10.12.3 Action Steps

1. Cooperate with the school district in the development of education facilities and mutual areas of concern.
2. Utilize information developed by the School District regarding future school sites and other facilities in making land use decisions.
3. Provide information to School District on issues that may impact their area of concern.

10.12.4 Background

Mountain School District #193 serves 4054 students in eight schools, both within and outside the City limits of Mountain Home. The school district is the largest employer within the City with approximately 500 employees. Schools within the City include: Mountain Home High School, Mountain Home Junior High School, Hacker Middle School, North Elementary School, East Elementary School, and West Elementary School.

I would like to see a community college in Mountain Home, offering traditional college classes as well as vocational, technical degree certificate programs. This would help revitalize our community and its economy. *Community Survey comment*

Higher education is available at the Mountain Home Air Force Base through Boise State University continuing education and Embry-Riddle Aeronautical University. In 2004, the mayor convened a committee to investigate the opportunities for creating a community college district within the County.

The effort to bring a community college to Mountain Home continues, in 2007, and with anticipated legislation, efforts may become easier for the City to bring in a state funded college.



10.13 UTILITIES

Utilities are provided by various private companies. Electric power is provided through Idaho Power, natural gas by Intermountain Gas, land line phone service is available through Qwest, and cell phone service is available through many nationwide carriers such as Verizon and Cingular.

10.13.1 Goal

ENSURE THAT ADEQUATE UTILITY SERVICE IS PROVIDED TO THE CITY.

10.13.2 Objectives

1. To plan for the expansion of critical public services in advance of population growth.
2. To plan for utility facilities in a manner consistent with and complementary to the utility companies' public service obligations.

10.13.3 Action Steps

1. Encourage the co-location and joint use of utility corridors and facilities.
2. Include gas, electric, telephone, cable and fiber optic companies in the notification process when reviewing subdivision proposals.
3. Designate the general locations of existing and proposed electric utility facilities and corridors.
4. Allow additions to and improvements of utility facilities to occur at a time and in a manner sufficient to serve projected growth.
5. Plan for utility facilities development coordinated with planning by other jurisdictions.

CHAPTER 11 – TRANSPORTATION

11.1 Overview

The street and highway system is adequate to meet current needs. Some improvements, including signalizations at some intersections will be needed for the future. Improvement connections are needed in sidewalks and pathways. Street condition and maintenance are the areas of greatest community concern.

11.1.1 Goal

PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM FOR ALL RESIDENTS

STREETS & HIGHWAYS

11.2.1 Objectives

1. To maintain and improve traffic safety within the City.
2. To improve the level of service and public perception of city streets, alleys and state highways.
3. Emphasize pedestrian friendly environments through site development and enforcement.

11.2.2 Action Steps

1. Develop and update a Street Master Plan to promote a safe and efficient street system and to serve as a planning guide for future development. The master plan should identify the location and classification of all streets down to the collector level, the need for traffic controls along arterials and state highways.
2. Develop a rating system for street conditions and adopt a long term Pavement Management Program for street maintenance.
3. Adopt development regulations for adequate access and circulation; sidewalk and street design standards; and requirements for limiting access on collectors and arterial streets.
4. Separate incompatible modes of transportation to ensure the safety of each.
5. Encourage downtown traffic circulation and parking improvements which promote the downtown as an inviting place to walk and shop.
6. Establish an aggressive project development program with LHTAC and ITD to access all available state and federal funds.

7. Adopt development standards to require curb/gutter and sidewalk with a full width street section on all state highways.
8. Integrate the recommendations of the Elmore County Transportation Plan for needed capacity and service improvements into the City's Transportation Plan.
9. Designate truck routes which would reduce truck traffic in the residential areas and mandatory hazardous waste routes to minimize exposure to the entire city especially in cases where a Conditional Use Permit has been applied for.
10. Encourage a street grid pattern in all new development that fosters interconnectivity and allows multiple exit routes.
11. Continue to assess and develop design standards and street sections for each roadway classification, specifically for gateways and other primary roadways.

11.3 AIRPORT

11.3.1 Objectives

To encourage further expansion of service at the Airport.

11.3.2 Action Steps

1. Encourage the development of an Airport Industrial Park.
2. Continue to pursue FAA and ITD funding and update the Airport Master Plan.
3. Co-ordinate review between the City and County for any construction permits to be issued around the airport flyway and airspace. Protect the Airport glide paths by adoption of land use regulations.
4. Encourage open space, planting, construction materials and other noise attenuation methods be taken to reduce noise impacts from aircraft on surrounding land uses.
5. Work with regional airline companies to attract scheduled airline service to Mountain Home and encourage improvements to support air carrier operations.

11.4 RAIL

11.4.1 Objective

To improve safety and accessibility around the rail right-of-way.

11.4.2 Action Steps

1. Promote funding to extend Elmcrest Street or another appropriate corridor across the railroad tracks to Highway 30 from private, local and state railroad funding sources.
2. Encourage maintenance and upgrading of equipment at the railroad crossings.
3. Encourage efforts made to acquire passenger service to Mountain Home.

11.5 BUS

11.5.1 Objective

To improve and expand bus service.

11.5.2 Action Steps

1. Encourage upgrading of bus services traveling east and west.
2. Encourage efforts to maintain a bus service in and around the City, as well as to and from Mountain Home Air Force Base to promote energy conservation; and continue to look for funding sources and evaluate the costs associated with this service.

11.6 PARKING

11.6.1 Objectives

To ensure that adequate parking is provided and that parking areas are designed to promote safety and aesthetics.

11.6.2 Action Steps

1. Adopt standards for parking in all new development that requires:
 - a. Minimum parking space and driveway design;
 - b. Adequate amount off-street parking to meet the needs of the use;
 - c. Minimum standards for perimeter and area landscaping;
 - d. Designated parking for persons with disabilities;
 - e. Adequate and safe access from parking area onto highways and streets.
2. Cooperate with the Chamber of Commerce to expand the supply and convenience of parking in the downtown.
3. Purchase and develop property in the downtown for additional parking and landscaping.

11.7 BICYCLES

11.7.1 Objective

To expand the opportunities for bicycle facilities.

11.7.2 Action Steps

1. Continue to expand the bicycle path within the City Limits and the Area of City Impact.
2. Update and adopt the master plan for bicycle and pedestrian ways that link schools, parks and major community activity areas.
3. Encourage and promote separate bicycle lanes on streets consistent with the bicycle master plan.

11.8 SIDEWALKS

11.8.1 Objectives

1. To improve, expand, and better maintain sidewalk facilities.
2. To encourage pedestrian oriented neighborhoods.
3. To encourage proper lighting in areas of high pedestrian use to enhance pedestrian safety.

11.8.2 Action Steps

1. Develop and implement a sidewalk plan throughout the City. First priority should be to provide sidewalks for use of children in route to school and to facilitate the repair of existing broken and hazardous sidewalks.
2. Develop standards and specifications for the protection of existing trees during the construction of sidewalks, with the understanding that not all trees will be preserved if they provide too large of an obstacle to sidewalk construction.
3. Encourage existing neighborhoods to upgrade and/or provide sidewalks and paved streets through L.I.D., Federal Grants, or City Funding.
4. Require sidewalk handicap ramps at all new intersections and develop a phased plan and provide funding for handicap ramps at all existing intersections.
5. Continue the downtown sidewalk and streetscape beautification efforts.

6. Continue to support a pedestrian friendly downtown through enhancement of crosswalks, removing obstacles, and in the design of new construction.

11.9 OTHER MODES OF TRANSPORTATION

11.9.1 Objective

Encourage other forms of transportation to the automobile that will reduce vehicular congestion and that will accommodate the transportation needs of more people.

11.9.2 Action Steps

1. Identify future transportation needs in Mountain Home as the community population grows.
2. Support and encourage private enterprise in their efforts to provide public transportation.
3. Encourage car pooling and bus service within the City and to the Airbase.
4. Support the efforts of Ada County CommuterRide in providing van pool services between the City and Ada County.

11.10 BACKGROUND

11.10.1 Existing Transportation

In 2004, the City cooperated in the preparation of the “Elmore County Transportation Plan” prepared by Kittelson & Associates. The plan inventories existing transportation systems and identifies existing and future needs for improvements to the City’s transportation system. Much of the information that follows is taken from that study.

Mountain Home is well served by state and regional highways and a grid system of local arterials and collectors. Exhibit 9-1 is a map of the existing roads and classification within the City. Exhibit 9-2 defines the classification for each road. In addition to the arterial system, the community is served by two- lane local streets, 36’ to 40’ wide.

Sidewalks are provided on most streets in the City. In addition, the City has developed a multi use path which extends from the intersection of North 3rd East Street and McMurtrey Street East to North 18th East Street, south of the Interstate 84 overcrossing.

Mountain Home is served with public transportation from several providers:

1. The Ada County Highway District Commuteride provides carpool and van pools between Ada County and Mountain Home and the Mountain Home Air Force Base (MHAFB). As of February 2005, eighteen vans commute from Ada County to the base,

and five vans travel from Mountain Home to Ada County. This usage is fairly fluid and dependent on staffing levels at MHAFB.¹⁰

2. Elmore County Senior Citizens Inc provides demand response service to seniors within a twenty mile radius of Mountain Home.

Would like regular commuter service to and from Boise
Community Survey comments

The Union Pacific–Southern Pacific railway runs southeast to northwest through the City, and is a major barrier to access across the town. In 2003, a new underpass of the rail line was completed from the downtown to state highway (SH) 67 that improved access for the community.

The Mountain Home Municipal Airport is located two miles west of the City along SH 67, and is the largest public airport in the County. The airport has one runway, 22 based aircraft, and approximately 47 aircraft operations occur each day.

11.10.2 Existing Needs

The regional transportation study for Elmore County prepared by Kittelson & Associates assessed the existing transportation needs within the community. These needs included:

- Safety improvements to correct unsafe conditions
- Capacity improvements
- Improvements to encourage bicycle and pedestrian use

An analysis of intersections and accidents were documented for the period from 1999 through 2001. (See Exhibit 9-3) During this period, the number of accidents were within the normal range based on the volumes for all of the intersections. The two intersections with the highest accident rate were Air Base Road and South 5th West Street and American Legion Boulevard and 18th East Street.

From an analysis of traffic volumes and street capacity, most roads operate at the posted speed and with little delay. The only intersection not meeting an acceptable level of service was the intersection of American Legion Boulevard and the access driveway to Wal-Mart. The study suggests signals to increase capacity at the following intersections:

- American Legion Boulevard and N. 18th East Street.
- American Legion Boulevard and N. 14th East Street
- SH 51 and Air Base Road

Improvements to encourage greater pedestrian and bicycle use include the following:

- Extend the multi use path from North 18th East Street to American Legion Boulevard.
- Continuation of the downtown streetscape improvements.
- Continuation of the requirements for sidewalks in new development.
- Adding sidewalks that are missing within the existing system.

¹⁰ Kirk Montgomery, ACHD Commuteride.

CHAPTER 12 – PARKS AND RECREATION

12.1 Goal

PROVIDE MEANINGFUL LEISURE OPPORTUNITIES AND SAFE RECREATION FACILITIES THAT WILL ENHANCE THE QUALITY OF LIFE IN OUR CITY BY BENEFITING THE HEALTH AND WELL BEING OF OUR PEOPLE, OUR COMMUNITY AND OUR ENVIRONMENT.

12.2 Objectives

1. To provide individuals with leisure activities that reduce loneliness and isolation along with increasing self-esteem and confidence.
2. To offer community leisure activities that reduce crime and substance abuse by providing alternatives to self-destructive behavior and positive lifestyle choices.
3. To encourage high quality social and recreational special events that build strong communities.
4. To provide excellent park and recreation facilities to meet current needs and future growth through careful planning and community involvement.
5. To provide and maintain trees and grass which help filter the water we drink and provide the oxygen we breathe.
6. To provide facilities and programming to improve our overall health which reduces health care costs and improves workforce productivity.
7. To provide young people the opportunity to experience a variety of age appropriate youth sports creating positive lifetime memories.

12.3 Action Steps

1. Continue to seek out as many instructors as possible to provide quality programs.
2. Continue to work with School District #193 utilizing their facilities to provide indoor programs.
3. Continue to support special events by providing available resources.
4. Continue to use impact fees for park development needed to serve new growth.
5. Develop and implement a park master plan which would identify locations of future parks.
6. Continue to support the operation and maintenance of the Public Swimming Pool.

7. Continue to work with developers to provide one acre neighborhood parks which help neighbors connect.
8. Continue to work with Recreation District to provide a Multi-purpose community Recreational Center.
9. Continue to offer after-school programming which provides young people with quality adult examples.
10. Continue to develop facilities and programs that encourage fitness.
11. Continue to focus our youth sports programs on age appropriate rules and guidelines along with providing coaches and parents training.
12. Work to better define and classify types of parks to further determine the types and number of acres needed along with the long-term maintenance and operation costs of these city amenities.

12.4 Background

Parks and recreation programs have expanded since the 1992 Comprehensive Plan was adopted. New and expanded park and recreation facilities have been developed. A new recreation district has been created. Based on the adopted park standard, there is no existing deficit in park land, but additional land and facilities will be required to meet expected population increase. Need is still evident for a Community Parks and Recreation Facility Master Plan.

12.4.1 Existing Parks



Mountain Home has eleven parks including four community parks, seven neighborhood or mini parks, two ball fields, a golf course, pathway, and a number of open space areas. Exhibit 10-1 identifies the existing park facilities within the community.

Since the 1992 Comprehensive Plan was adopted, four new parks have been created and the first phase of the Mountain Home Pathway has been started. Improvements have also been made to two older park facilities. An inventory of the park system is as follows:

Richard Aguirre Park is 8.3 acres located at East 10th North Street and McKenna Drive. The park offers many opportunities for fun and recreation. It features two gazebos perfect for picnics or large events, swimming pool, wading pool, spray park, skateboard area, playground equipment, tennis courts, and horseshoe pits.

Carl Miller Park is 4.8 acres located at American Legion Boulevard and North 10th East Street. The park is the prime location to hold community event. It has many large trees and plenty of

shade. A large covered area, playground equipment, and a F-111 static display attract many to this location.

Legacy Park is located at Third East and McMurtrey Road. The park has been a focus of city investment and volunteer donations in recent years. A former gravel pit, the park includes forty acres of green space and recreation facilities including: gazebo with a BBQ grill, small wedding gazebo, fish pond area, walking and bike path, huge water wheel, sports fields, basketball courts, water features and picnic areas.

Stonetree Park is .25 acre located at North 3rd East Street and Stonetree Drive. This park is great park for small children it has playground equipment, sand volleyball court, and a covered gazebo perfect for picnics.

Rosewood Park is located at East 12th North Street and Highway 30. This one-acre site has a tot lot with playground equipment and a grassy area, a grassy area and a gazebo.

Ridgecrest Park is located on South 5th West in the Ridgecrest Subdivision. This four and one half acre has a gazebo, playground and many water streams.

Basque Park is 1.25 acres located North 3rd West and 2nd North. It is a historic site in Mountain Home with a Basque handball court and a small gazebo.

Visitor Center is one acre located on American Legion Boulevard at the edge of town. It has a gazebo and is designed to attract tourists.

Don Etter is located at the end on NW wood Duck Place. This one and a quarter acre park is a good remote location with future playground rock wall, swings, and gazebo.

Claire Wetherell is a .25 acre park with a large gazebo located at the corner of NW Pintail Street. and Jerome Ave.

Memorial Park is a .15 park in the center of town that plays host to the City's annual holiday tree.

Rolling Hills is located at the corner of Julia and Kyle Streets. This one-acre site is in the process of being developed and has grass and a gazebo.

Optimist Centennial Park located at Elmcrest Street and West 5th North Street is a forty-acre park that has been expanded in the past ten years. In addition to the original rodeo arena, the park includes a motor cross, mud drags, snow mobile grass drags, softball fields, and BMX track. A picnic area is also on the site.

Multi use bike and pedestrian paths have been constructed for 1.29 miles from Legacy Park to North 18th East Street, south of the I-84 over crossing. Future plans are to extend the path east parallel Interstate 84 north of the golf course to

The parks look great.
Our parks are great!
The parks look super!
Community Survey comments

American Legion Boulevard with future phases linking throughout the City.

12.4.2 Existing Recreation Programs

The City provides a wide range of recreation programs. A Flyer goes in the water bill every month outlining program opportunities as well special events. A representative sampling of the programs offered in the summer of 2004 is outlined on Exhibit 10-2. Recreation programs are provided at the parks and locations throughout the community including the Park and Recreation Department Office, the Senior Center, schools, youth center and the museum. In addition, the City co-sponsors the Mountain Home Youth Center, which provides a safe and supportive environment for youth events and activities.

In 2000, the Western Elmore County Recreation District was created through approval of voters in Mountain Home and the surrounding unincorporated Elmore County area. The District is a separate entity from the City with the mission of providing recreation facilities. The District has purchased a ten acre site on South 18th East Street for development of a community recreation center. The center would include an indoor recreation area, swimming pools and meeting facilities. A capital campaign is underway in 2004 for financing the facility.

The 1992 Comprehensive Plan established a standard of twelve acres of parkland for every 1,000 city residents. In 1992, the City park inventory was 165.5 acres, including thirty acres of school district property and 71.5 acres of golf course. Since that time, some of the school district properties have become unavailable and the golf course is not classified as a park. New park land representing 53.25 acres have been added to the City inventory; the parks not included in the 1992 Comprehensive Plan are as follows:



Basque Park	1.25
Legacy	40.0
Multi use pathways	4.5
Ridgecrest	4.5
Rolling Hills	1.0
Rosewood	1.0
Visitor Center	1.0
TOTAL	53.25

Including all parks, ball fields, and the multi-use pathway, the City's 2004 parkland total is 145 acres, exactly meeting the 1992 standard of 12 acres per 1000 population. (see Exhibit 10-1)

The steady increase in population growth expected over the next twenty years will place greater demands on the park and recreation services of the City. The composition of the City's population is evenly divided into school age, middle years and seniors. With this trend expected to continue, the city will be challenged to provide a wide range of recreation programming and park facilities to meet the specific and diverse needs of each of these population segments.

To serve the new population, the City will need to make improvements to existing park facilities, as well as providing new park land. Over the next ten years, the following improvements to existing parks have been identified to meet the growing population:

- One amphitheater
- Four youth sports fields
- One skateboard park
- Eight gazebos
- Seven playgrounds
- Sidewalks
- Bleachers

According to the population estimates described in Section Two of this Plan, Mountain Home's population can be expected to increase 110% by the year 2020. Assuming an annual growth rate of 3.5%, and based on the park standard of twelve acres for every 1,000 people, the park land needed in the future will be as follows:

YEAR	POPULATION	RECOMMENDED PARK LAND	ADDITIONAL PARKLAND NEEDED
2010	15,463	185 acres	41 acres
2015	18,366	220 acres	35 acres
2020	21,812	262 acres	118 acres

Population estimate by the years 2020 is 21,812.

- Parkland needed is 261.7 acres.
- Existing parks lands 145 acres.
- Additional parkland needed 116.7 acres.

To meet this additional need the city will continue to work with developers to provide neighborhood parks and community Parks. The city will also work on developing three new regional Parks on existing city property.

CHAPTER 13 – CULTURAL RESOURCES AND HISTORIC SITES



A library has been a part of Mountain Home history since 1906. The Entre Nous Club, a woman's group, operated the first circulating collection from a small 8' x 10' reading room in a privately owned building. In 1907, the Library Board petitioned the Andrew Carnegie Foundation for \$6,000 to construct a building and on November 19, 1908 the building was dedicated to the City. By 1915, the library hosted a collection of 1,511, had 400 card carrying patrons, and had an annual book budget of \$900 funded by the City Council. Presently, the Carnegie Library is home to the Elmore County Historical Foundation.

13.1 Overview

Since 1992, the Mountain Home Downtown Revitalization Plan, completed in 2000, has brought additional focus to the historical and architectural heritage of the downtown. The development of art in the downtown is an emerging cultural resource within the community. Additional properties have been added to the National Register of Historic Places.

13.2 Goal

PROMOTE THE COMMUNITY'S CULTURAL AND HISTORICAL RESOURCES

13.2.1 Objectives

1. To expand the opportunity for additional structures and sites to be identified as historically significant.
2. To support regulatory and incentive programs to preserve and protect historic sites.
3. To seek opportunities and facilities for expanding cultural experiences and resources.

13.2.2 Action Steps

1. Work with the State Office of Historic Preservation to become a "Certified Local Government" that will ensure eligibility for historical grants, if the Office of Historic Preservation recommends it for the City.

2. Adopt an ordinance to review all exterior alterations to buildings/structures on the National register and historical site list, and the effects of new transportation routes or major demolition activities on historical buildings or structures.
3. Revise or add flexibility to existing codes which act as deterrents to preservation or rehabilitation efforts.
4. Coordinate public programs that recognize policies for the preservation of historic or architecturally significant structures.
5. Form a Historic Preservation Board to review and make recommendations for the recognition of historic and architectural resources within the community including maintain a list of all historic and architecturally significant buildings and recommend the placement of additional buildings or structures on the National Register of Historic Places.
6. Encourage and support the development of a performing arts and meeting center.
7. Continue to support the expansion of murals and public art within the downtown. Develop guidelines for the installation of public art and amend the sign code, if necessary to allow for public art.
8. Implement the recommendation of establishing a Basque Cultural District as contained in the Mountain Home Revitalization Plan 2000.

13.3 Downtown

Downtown Mountain Home is the historical and cultural hub of the City and the location for the most significant architectural structures. The 2000 Revitalization Plan described the downtown as "... a unique heritage which cannot be duplicated."¹¹ Thirty –three historic structures were identified in the downtown study area, including numerous stone and brick structures and a variety of architectural styles. The study further points out that the downtown provides a historical link with the past as well an opportunity for revitalization through the rehabilitation of the historic structures.

Since 2000, through the efforts of private property owners, the DIG-IT Committee, and the City, seven murals have been painted on buildings in the downtown. The murals depict scenes of historic and local interest. Additional murals were planned in 2005 and are complete in various areas around town. In a number of communities throughout the country, such murals have become significant cultural resource to both residents and visitors.

13.4 Historic Sites and Buildings

Ten sites or structures within the City have been listed on the National Register of Historic Places. These are identified in Exhibit 11-1.

¹¹ Mountain Home Revitalization Plan 2000, prepared by Planmakers

The Mountain Home Downtown Revitalization Plan 2000 also inventoried historic buildings and made several recommendations related to historic resources. See Exhibit 11-2 for a list of historic resources in the downtown area.

13.5 Cultural Resources

The unique Basque heritage of Mountain Home is still obvious in two buildings on the National Register of Historic Places: the Bengoechea Hotel and the Pelota Court. The Bengoechea Hotel was built by Jose Bengoechea in 1910 for wintering Basque sheep man when Mountain Home was one of the largest wool shipping centers in the country. The pelota or fronton court was built in 1908 by Pedro Anchustegui. Constructed of lava rock, the court was used for the game of jai alai. The Mountain Home Downtown Revitalization Plan recommended that the two block area around these two buildings be designated as a Basque Cultural District. The plan states that, “The proposed two block area would serve as a catalyst to insure that the area is preserved and that new development or modifications are in keeping with this unique area.”¹²



13.3 SPECIAL SITES

13.3.1 Goal

IDENTIFY AND PRESERVE SPECIAL SITES.

13.3.2 Objective

To initiate a program that maintains and preserves a list of all ecological, archeological and special sites within the City.

13.3.3 Action Steps

1. Encourage programs and persons to maintain or restore special areas and sites.
2. Protect any newly discovered archeological sites until they can be properly excavated.
3. Consider, if appropriate, reconstruction of archeological sites for educational purposes.
4. Develop procedures to identify, review and promote special areas and sites.

¹² Mountain Home Revitalization Plan 2000, prepared by Planmakers

CHAPTER 14 – ENERGY CONSERVATION

14.1 Goal

ENCOURAGE THE EFFICIENT USE OF ENERGY RESOURCES

14.2 Objectives

1. To encourage the use of renewable energy in the community including solar and wind power.
2. To reduce the energy consumption of the community.
3. To reduce the community's fuel consumption and emissions.
4. To reduce and offset the community's overall carbon footprint.
5. Continue to support and improve the community recycling program.

14.3 Action Steps

1. Encourage the use of renewable energy and energy conservation through the City's land use ordinances.
2. Deny zoning variances which would allow for construction that would block a neighbor's solar access.
3. Encourage renewable energy structures in warehouse, industrial, high traffic, commercial, and low-density residential areas.
4. Encourage the recycling and reusing of vacant land within the developed portion of the city.
5. Encourage centralized, compact, energy-efficient growth patterns.
6. Establish an energy conservation program.
7. Explore the use of alternative energy sources where possible and practical.
8. Continue to plant trees and encourage the public to plant trees.
9. Continue to encourage and educate the public on the importance of reducing waste.
10. Look for ways to encourage more residential housing close to the downtown core.

11. Continue to evaluate the potential for residential and commercial wind turbines in the city, of which at this time should be limited to very specific instances and applied for under a Conditional Use Permit.

14.4 Background

Energy conservation continues to be a significant issue facing Mountain Home as well as all communities within the country. The diminishing supply of fossil fuels and rising demand has increased the costs of petroleum. For a community like Mountain Home, where many citizens heavily rely on their automobile for employment and access to goods and services, this could have a long term impact on the community. Support should be given to increasing opportunities for other modes of transportation including van pooling, commuter buses and improved bicycle pathways and sidewalks.

CHAPTER 15 – LAND USE AND PLANNING

15.1 LAND USE MAP

The land use map provides direction for the future and is a required element of the Comprehensive Plan. The map is a generalized depiction of future land use actions, graphically representing the goals, objectives, and action steps. The scope of the map includes the City and all areas within the Area of City Impact. The value of a land use map is that: (1) the map allows for orderly and efficient development patterns that save tax dollars; (2) the map can avoid conflicts that occur with piecemeal development decisions; and (3) the map can save time for applicants by providing more certainty in what the City's desires are for development.

A land use map does not control current land uses and is **not a zoning map**. The land use map provides general guidelines for determining future zoning districts. The boundary lines shown on the map are general. Street right of ways, lot lines, topography and other features should be used in the determination of zoning district boundary lines for the City's zoning map.

15.1.2 Goal

PLAN FOR THE EXPANSION OF LAND USE AREAS

15.1.3 Objectives

1. To ensure adequate public facilities and services to meet the needs of future growth.
2. To discourage urban sprawl and uncontrolled development.
3. To promote high quality development that meets the City standards for infrastructure requirements and design.

15.1.4 Action Steps

1. Follow these guidelines in approving requests for proposed annexations:
 - a. Proposed annexation(s) must be in accordance with the availability of services.
 - b. Proposed annexation(s) must contribute their proportionate share to the expansion of municipal water rights.
 - c. Proposed annexation(s) should be within the established Area of City Impact and contiguous with the existing City Limits.
 - d. Proposed annexation(s) should be accompanied with a concept plan for the use of the property.
 - e. Proposed annexation(s) and zoning should be consistent with the Comprehensive Plan. If the proposal is not in agreement, the Land Use Map should be amended, according to Idaho State Code, before the annexation request can be considered.
 - f. Proposed annexations should be brought up to City Standards

2. Encourage that development within Area of City Impact occurs as a gradual, progressive expansion in keeping with the City's service extension policies.
3. Allow the continuation of farming in places within the Area of City Impact. These areas will not be annexed or supplied with urban services or utilities that would facilitate or stimulate development, except in a contiguous and orderly way and in keeping with the City's service extension policies.
4. Adopt a definition for agriculture use within the Area of City Impact that prevents the large scale operation of a dairy, stockyard, or agricultural packing and food storage that would be incompatible with residential uses.
5. Work with Elmore County to update the Area of City Impact Agreement and map and review the agreement periodically.

15.1.5 Background

There are six categories shown on the Land Use Map. The following is an explanation for the designations shown in the legend on the Land Use Map:

RESIDENTIAL: The largest area show on the land use map is for residential land uses extending south, north and northwest from the city center. The designation provides for the full range of single family to multi-family residential uses and limited office land uses.

COMMERCIAL: This category includes multi-family residential, office, retail and personal services. The area shown for commercial uses include the downtown commercial core, and along the major highway corridors.

INDUSTRIAL LAND USE (LIGHT & HEAVY INDUSTRIAL): The intent of this land use category is to provide areas of clean industrial land uses, including both heavy industry such as processing plants, and manufacturing; and light industrial uses like warehousing, technology and manufacturing within an enclosed building. The areas designated for Heavy Industry are shown along the rail line. The Light Industrial category is on the western boundaries and along the freeway within the Industrial Park.

OPEN SPACE/PARK LAND USE: This category reflects existing and proposed areas of park and open space land. Included are the golf course and existing City parks.

URBAN DEVELOPMENT: The areas designated for urban development are outside the City limits and within the Area of City Impact. These are areas in transition where city services, including water and sewer are expected to be provided within the next twenty years. (Note: This designation allows for the continued existing use of the land, including agriculture, until such time as a property owner desires urban development and annexation into the City. At that time the areas will be zoned based on the compatibility of the proposed zoning with surrounding land uses. Some agricultural uses such as large scale dairies, stock yards or agricultural food packing and storage are not compatible in this district because of the intended future urban uses.)

15.2 LAND USE DESIGNATIONS

15.2.1 Goal

PROMOTE ORDERLY, COMPATIBLE DEVELOPMENT AND GROWTH

15.2.2 Objectives

1. To provide for ample areas for future growth.
2. To ensure the compatibility of adjacent land uses.
3. To follow sound planning practices and principles.
4. To prevent the mixing of incompatible land uses.
5. To coordinate with other jurisdictions and agencies in the review of proposed development.

15.2.3 Action Steps

1. Follow these guidelines in the request for changes in zoning and land use designations:
 - a. The ability of the proposed use(s) to blend in with surrounding uses, and the degree the use affects the surrounding neighborhood.
 - b. The probable effects the proposed use will have on public services, facilities and utilities.
 - c. The condition of existing land uses.
 - d. The need for the proposed uses at the proposed location for the neighborhood or community.
 - e. The probable public costs resulting from the change in land use.
 - f. The impact on schools, traffic, transportation systems, and the City's environment and natural resources.
2. Assess the costs and benefits of development in the development review process.
3. Base development decisions on adequate information, analysis and citizen input.
4. Include other governmental agencies and utility companies in the notification process when reviewing development proposals.
5. Encourage in-fill development and rehabilitation within developed areas, by allowing reasonable flexibility with setbacks and percent coverages in some residential and downtown core areas.
6. Encourage the annexation of unincorporated islands within the City, with proper planning for the parcels.
7. Pro-actively enforce the City ordinances related to property and structural conditions and prompt abatement of all unsafe conditions.

15.3 RESIDENTIAL LAND USE

15.3.1 Goal

PROVIDE FOR SAFE, PLEASANT AND DISTINCTIVE NEIGHBORHOODS.

15.3.2 Objectives

1. To discourage incompatible land uses within residential neighborhoods.
2. To encourage buffering and transition between single family neighborhoods and more intensive uses and major streets.

15.3.3 Action Steps

1. Encourage locations of multi-family residential developments either adjacent to major streets or in close proximity to major retail and employment centers, including the downtown.
2. Protect residential property from major streets and more intensive uses through transitional uses or districts; or special standards for adjacent uses including setbacks, buffers and height restrictions.
3. Promote housing in the downtown including the use of apartments in the upper stories of commercial buildings, compact housing design and higher density.
4. Update and develop general and aesthetic design standards for manufactured home developments/parks.
5. Update regulations for home occupations and conditional uses in residential zones for compatibility to residential uses.
6. Create and adopt a set of design guidelines for both single family and multi-family residential developments.

15.4 COMMERCIAL LAND USE

15.4.1 Goal

ENSURE THAT ADEQUATE LANDS ARE AVAILABLE FOR ECONOMIC GROWTH AND DEVELOPMENT

15.4.2 Objectives

1. To ensure that adequate areas are properly zoned for commercial uses.
2. To minimize the random spread of commercial activity and keep commercial areas highly visible zones.
3. To promote the downtown as the commercial hub of the City

15.4.3 Action Steps

1. Promote revitalization of the downtown area, by diversifying uses, preserving and renovating older buildings, where possible, and by general upgrading of the area, using the Downtown Revitalization Plan 2000 as a planning tool.
2. Through zoning actions and land use decisions, support redevelopment of the downtown over strip commercial development along the highway corridors or in areas encroaching on residential areas.
3. Locate commercial development in areas where access is readily available or can be improved or provided consistent with City standards.
4. Locate community shopping centers on streets that provide direct truck service to the centers without going through residential neighborhoods.
5. Locate neighborhood business centers where the center is conveniently accessible to the neighborhood the center is serving. Location should be on a collector street and with pedestrian pathways to the neighborhood.
6. Allow and encourage commercial uses which are intended to provide basic services to adjacent residential neighborhoods when they are designed in such a manner as to blend with their surroundings. Do not permit buildings that are not consistent in scale or which would create significant traffic increases in residential areas.
7. Require screening, fencing and landscaping when commercial uses are placed adjacent to residential areas, and when residential uses are placed next to commercial uses.
8. Minimize strip development and where strip commercial already exists, concentrate future development within mixed use nodes along the streets. Adopt standards for limited access, reduced parking lots along the highway, signs, landscaping, and setbacks.

15.5 INDUSTRIAL LAND USE

15.5.1 Goal

PROMOTE CLEAN, HIGH QUALITY GROWTH AND DEVELOPMENT OF INDUSTRY

15.5.2 Objectives

1. To ensure that adequate lands are available for industrial uses.
2. To maintain the integrity of the industrial areas.
3. To utilize local labor and products.
4. To ensure that industrial uses exist in harmony with the local environment.

15.5.3 Action Steps

1. Continue the development of the Industrial Park located northeast of the City on Highway 20.
2. Encourage and promote the growth and development of the Industrial sector of the Mountain Home economy.
 - a. Make provisions for adequate lands to be available for new and existing businesses.
 - b. Develop and enforce Industrial zoning classifications and development standards that are appropriate to industrial needs.
 - c. Encourage, through annexation that the industrial base be within the City limits.
 - d. Encourage expansion of the infrastructure by the developer and the City.
 - e. Provide financial incentives for new industry,
3. Promote the aesthetic quality of industrial areas.
 - a. Promote adoption of general clean-up standards.
 - b. Work to lower dust levels.
 - 1) Require paved and properly maintained parking lots.
 - 2) Explore possible wind breaks through the use of plant materials.
 - c. Encourage adequate landscaping and buffering.
 - 1) Plant trees where feasible.
 - 2) Encourage entrance designs.
 - 3) Accomplish buffering by using landscaped berms and landscaping when abutting residential uses and districts.
 - d. Review of signage, including billboards.
4. Continue to plan for industrial use of City and private property near the municipal airport.

15.6 OPEN SPACE / PARK LAND USE

15.6.1 Goal

ENSURE THAT ADEQUATE LANDS ARE AVAILABLE FOR OPEN SPACE AND PARK DEVELOPMENT

15.6.2 Objectives

1. To ensure that adequate lands are available for recreational uses.
2. To maintain the integrity of the open space areas.
3. To utilize local labor and products.
4. To ensure that open spaces and parks are accessible to all residents of the community.

15.6.3 Action Steps

1. Continue to follow the parks master plan and the development of city parks and recreation areas to meet the needs of the community.

15.7 URBAN DEVELOPMENT LAND USE

15.7.1 Goal

ENSURE THAT ADEQUATE LANDS ARE DESIGNATED TO ALLOW FOR FLEXIBLE LAND PLANNING AND ZONING IN AREAS THAT MAY INCLUDE A VARIETY OF DEVELOPMENT NEEDS

15.7.2 Objectives

1. To ensure that adequate lands are designated for a mix of uses and development.
2. To maintain the integrity and value of the existing and surrounding areas.
3. To allow for innovative development.

15.7.3 Action Steps

1. Continue to evaluate and assess growth and development patterns in the city to better anticipate the various development demands that may be needed in various areas of the city.

CHAPTER 16 – IMPLEMENTATION

16.1 Goal

MAINTAIN THE EFFECTIVENESS OF THE COMPREHENSIVE PLAN

16.2 Objectives

1. To involve the community in the review of the Comprehensive Plan.
2. To update the Plan on a routine basis in compliance with Idaho Code.

16.3 Action Steps

1. Amend and change the Comprehensive Plan and Projected Land Use Map according to the procedure stated in the “1975 Local Land Use Planning Act” Idaho State Code, as amended.
2. Establish an internal Comprehensive Plan update process.
 - a. Establish a committee of Department Directors, County Planning Staff, development community and local business leaders.
 - b. Establish a continuous/annual update process.
3. Create, adopt, and maintain a Capital Improvements Plan. This plan is a multi-year schedule for the construction of public improvements. The schedule is based on studies of available fiscal resources and the choice of specific capital improvements. The Plan is enacted as a guideline for spending and each year a capital improvements budget may be authorized by ordinance.
4. Develop, maintain, and continue to update a Strategic Plan that is aligned with the goals of the Comprehensive Plan. This plan is a multi-year work schedule for staff to use as a guide for items that may or may not be part of the Capital Improvements Plan but that do add a benefit to the overall operation of the City.

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EXHIBIT 2-1
POPULATION TRENDS
US CENSUS 1960- 2000

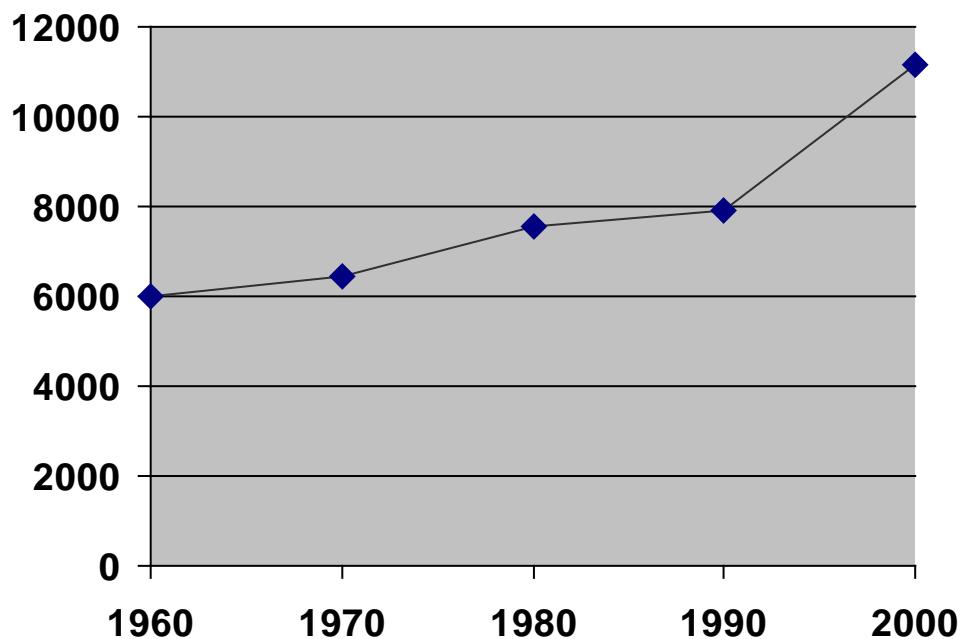


EXHIBIT 2-2
POPULATION COMPARISON SUMMARY
US CENSUS 2000

CATEGORY	MOUNTAIN HOME	BOISE	IDAHO	USA
Population	11,143	185,785	1,293,953	281,421,906
Population change from 1990 to 2000	40.8%	32.3%	28.5%	13.1%
White persons	87.5 %	92.2%	91%	75.1%
Black or African American	2.5%	.8%	0.4%	12.3%
Hispanic or Latino	8.3%	4.5%	7.9%	12.5%
Living in the same household from 1995-1998	31.6%	31.7%	30.4%	28.9%
High school graduates	88.3%	80.4%	84.7%	80.4%
Bachelors degree or higher	19.3%	33.6%	21.7%	24.4%
Mean travel time to work	21.0 minutes**	18.0 minutes	20.0 minutes	25.5 minutes
Households	4,367	74,483	469,645	105,480,101
Average household size	2.54	2.44	2.69	2.59
Median household income	\$37, 307	\$42,432	\$37,572	\$41,994
Persons below the poverty income level	10.4%	8.4%	11.8%	12.4%

**some people may commute longer distances outside of Mountain Home

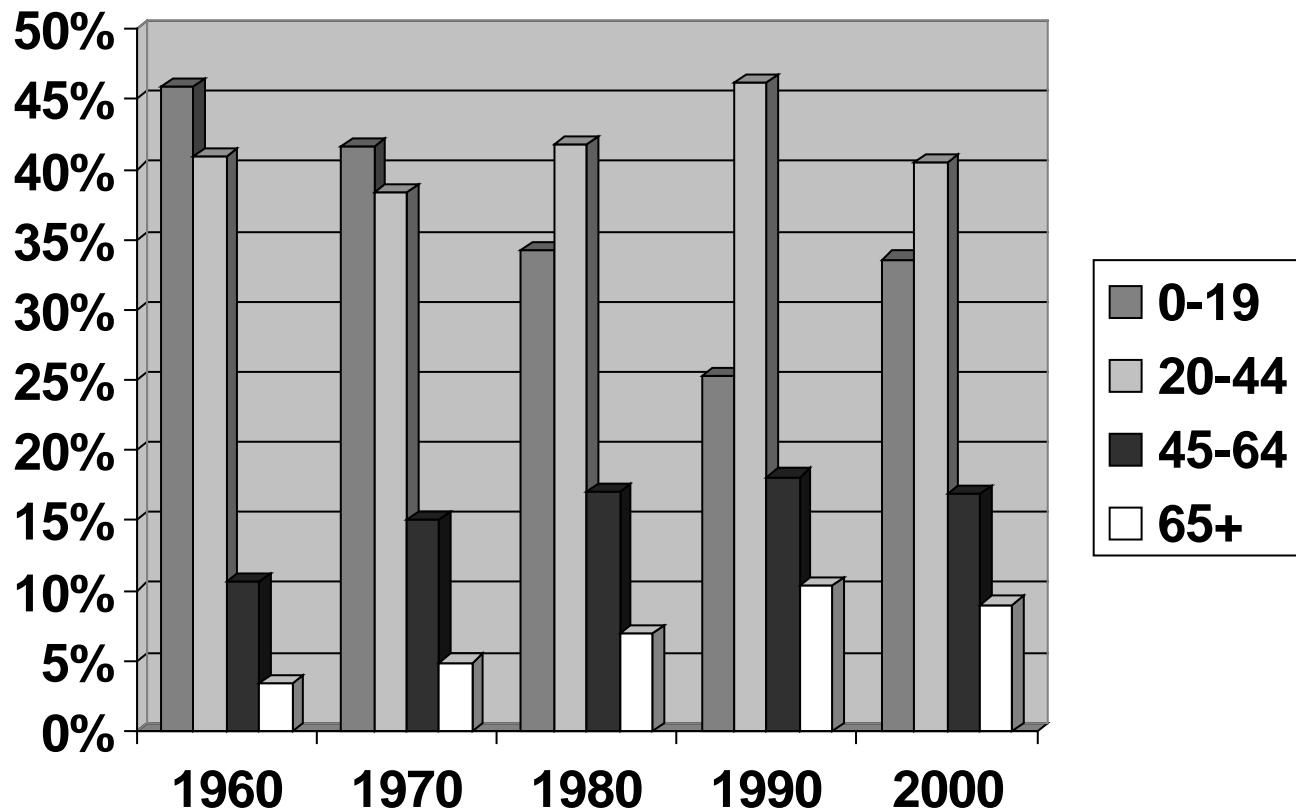
**EXHIBIT 2-3 POPULATION CHARACTERISTICS BY AGE GROUP
US CENSUS 1960-2000**

EXHIBIT 2-4 POPULATION DISTRIBUTION US CENSUS 1960-2000

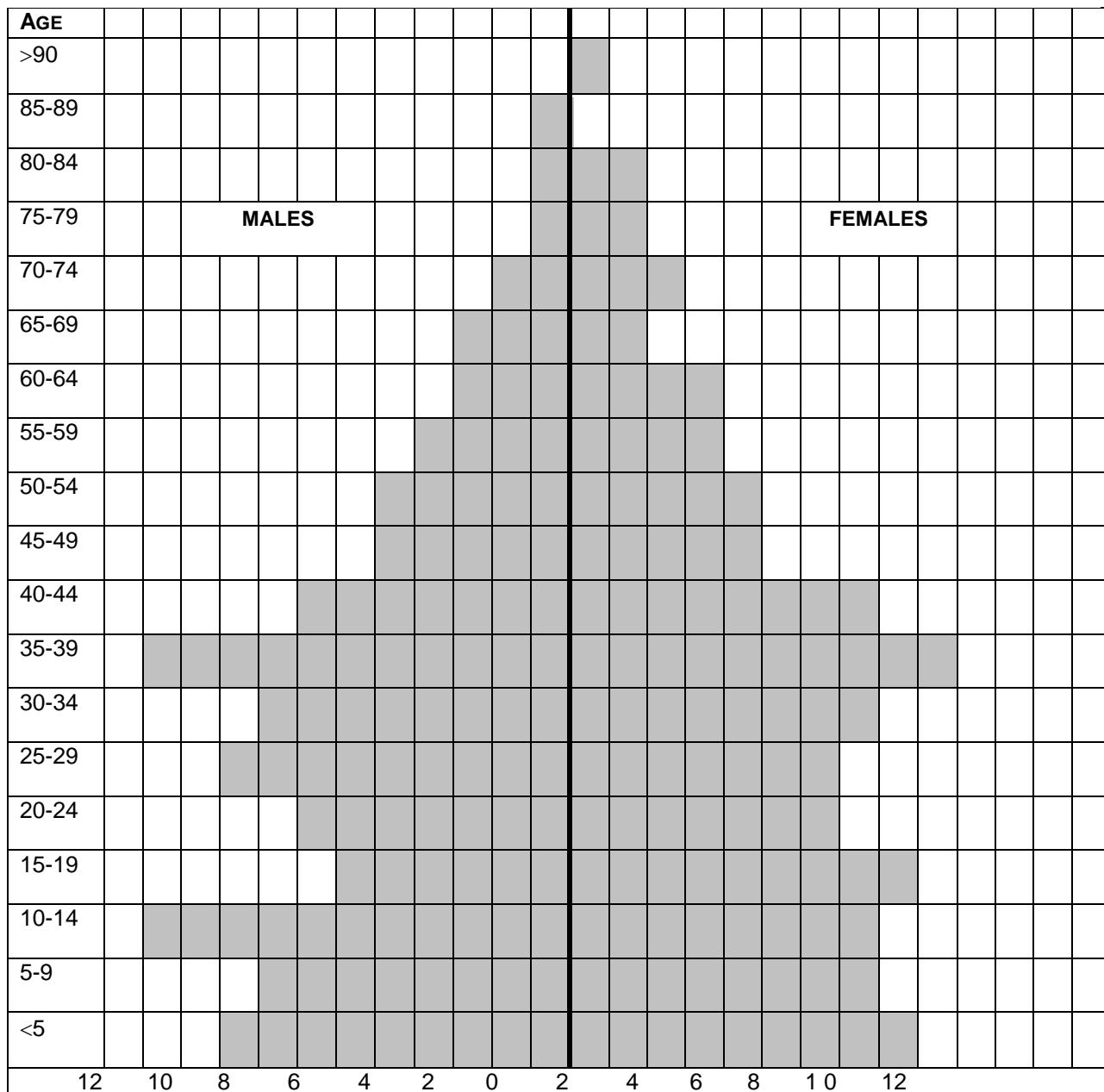


EXHIBIT 2-5
POPULATION CHARACTERISTICS BY AGE GROUP
US CENSUS 2000

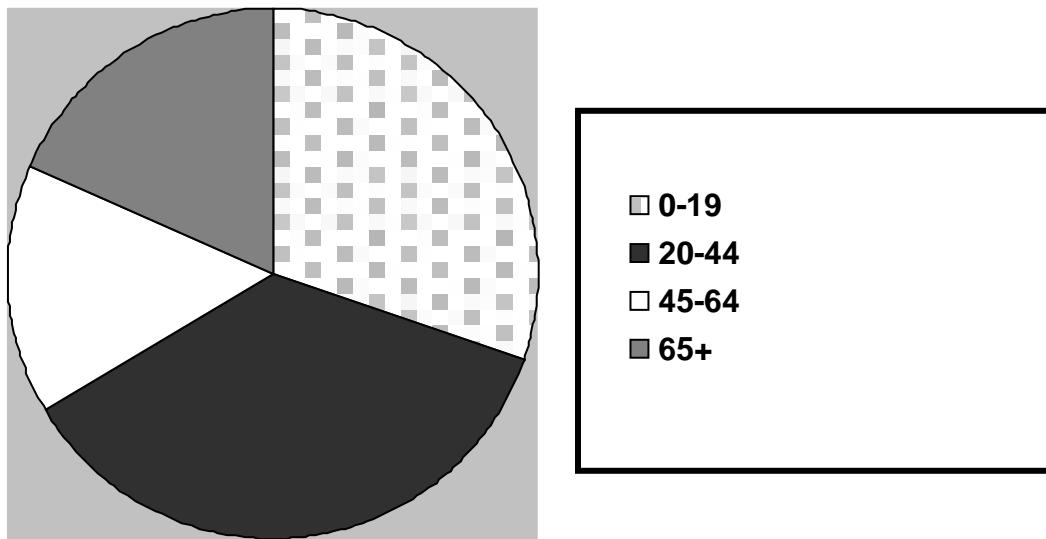


EXHIBIT 2-6
POPULATION CHARACTERISTICS BY RACE, HISPANIC OR LATINO
US CENSUS 2000

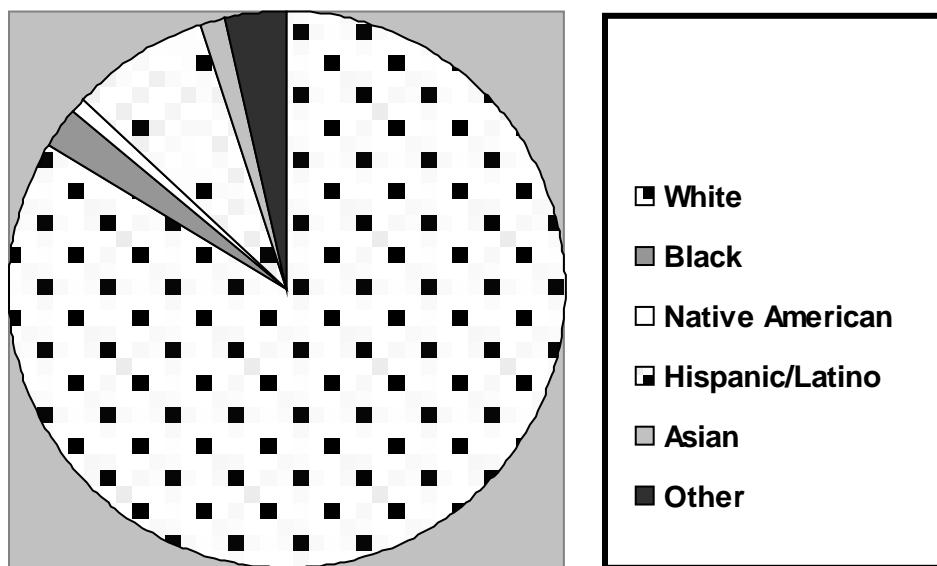


EXHIBIT 2-7
POPULATION PROJECTIONS

	1990	2000	2004	2010	2015	2020	2024
US census	7913	11,143					
1992 Mountain Home Comprehensive Plan		9,730		10,475			
1990-2000 rate of population growth (3.2%)			12,639	15,269	17,873	20,922	23,731
2004 Elmore County Comprehensive Plan				14,400		18,050	
2004 Elmore County Transportation Plan (2.1%)			12,109	13,717	15,219	16,886	18,349
2004 Mountain Home Water & Sewer Facilities Planning Studies (3.5%)			12,579	15,463	18,366	21,812	25,030

Notes:

Historically City's population has been 37% of Elmore County

City grew 3.2%/year from 1990 – 2000

2.1% per year annual growth assumed by Elmore Country Transportation Plan

3.5% per year annual growth assumed by Mountain Home Water & Sewer Facilities Planning Study

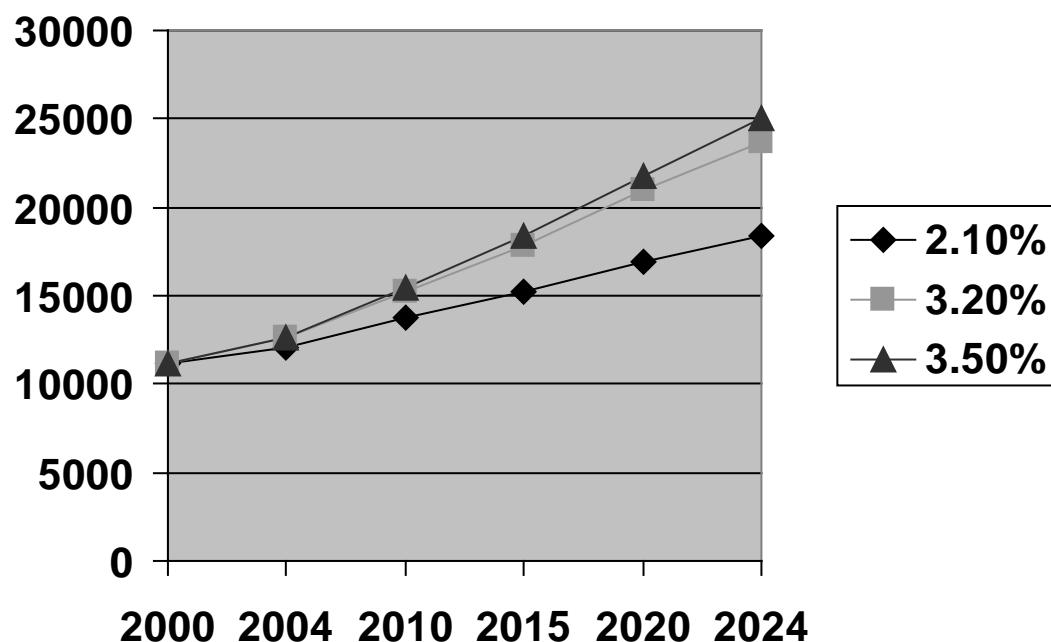


EXHIBIT 3-1
PERSONS EMPLOYED BY INDUSTRY 1990 AND 2000 AS A PERCENTAGE OF TOTAL

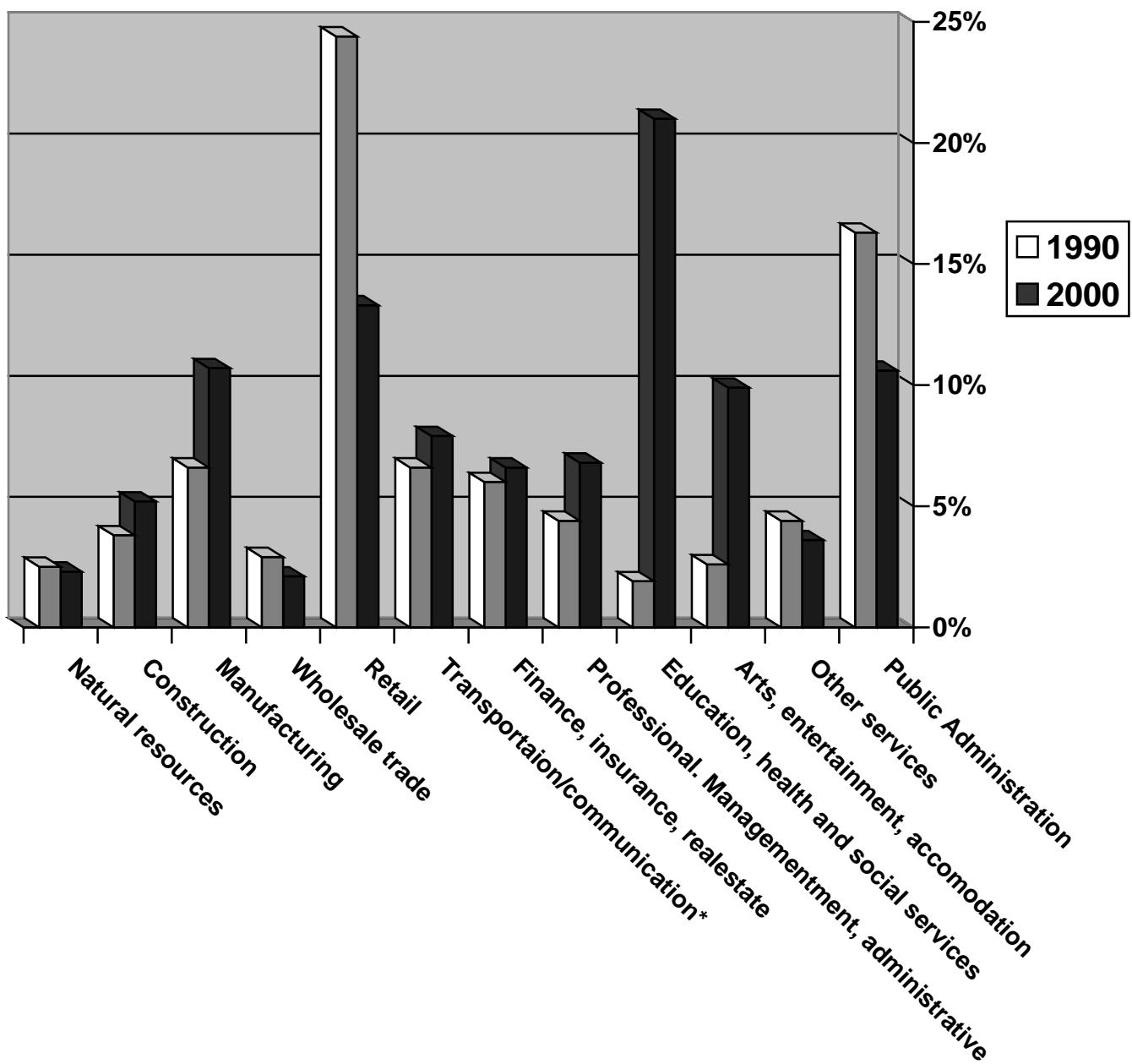


EXHIBIT 3-2
EMPLOYMENT BY INDUSTRY –CITY OF MOUNTAIN HOME

	1990		2000		% CHANGE
Persons over 16 years employed by Industry	3045		4560		+49.7%
Agriculture, forestry, fishing and hunting, and mining	77	2.5%	106	2.3%	+0.2
Construction	118	3.8%	235	5.2%	+1.4
Manufacturing	202	6.6%	490	10.7%	+4.1
Wholesale trade	91	2.9%	97	2.1%	-0.8
Retail trade*	733	24.4%	607	13.3%	-11.1
Transportation and warehousing, and utilities*	120	3.9%	280	6.1%	+2.2
Information	85	2.7%	81	1.8%	-0.9
Finance, insurance, real estate, and rental and leasing	185	6.0%	301	6.6%	+0.6
Professional, scientific, management, administrative, and waste management services	137	4.4%	308	6.8%	+2.4
Education, health, and social services	581	19.0%	957	21.0%	+2.0
Arts, entertainment, recreation, accommodation and food service*	81	2.6%	450	9.9%	+7.3
Other services*	137	4.4%	165	3.6%	-0.8
Public Administration	498	16.3%	483	10.6%	-5.7

Source: 1990 and 2000 US Census

Industrial classifications were changes were changed between 1990 and 2000; comparison in these industries between 1990 and 2000 is not exact.

EXHIBIT 3-3
MEDIAN HOUSEHOLD INCOME

JURISDICTION	1990	2000
City of Mountain Home	\$27,401	\$37, 307
Elmore County	\$21,300	\$35,256
State of Idaho	\$25,257	\$37,572

Source: 1990 and 2000 US Census

EXHIBIT 3-4
LOCATION OF EMPLOYMENT

LOCATION	NUMBER	PERCENT
In the City of Mountain Home	347	30%
Retired	337	29%
Mountain Home Air Force Base	244	21%
Ada County	125	11%
Work in the Home	44	4%
Outside the City, but within Elmore County	36	3%
Outside Elmore County, but not Ada County	24	2%
TOTAL	1157	

Source: Mountain Home Community Survey (2004)

EXHIBIT 3-5
NON-FARM EMPLOYMENT—ELMORE COUNTY

	1990		2000		% CHANGE
Total non-farm employment	4,687		6,030		+28.6%
Construction	128	2.7%	266	4%	+1.3%
Manufacturing	282	6%	365	7.6%	+1.6%
Wholesale and retail trade	1,163	24.8%	1,712	28.3%	+3.5%
Transportation, communications and utilities	175	3.7%	258	4.2%	+0.5%
Finance, insurance and real estate	188	4%	206	3.4%	-0.3%
Services and miscellaneous	796	16.9%	808	13.3%	-3.6%
Government	1955	41.7%	2,317	38.4%	-3.3%

Source: 1990 and 2000 US Census

EXHIBIT 3-6
MOUNTAIN HOME AIR FORCE BASE EMPLOYMENT

	1993	2003	% CHANGE
Military	3,362	4,407	+31%
Civilian	1,130	824	-27%
TOTAL	4,492	5,231	+16%

Source: Economic Resource Impact Statement, FY93 and FY03.

EXHIBIT 3-7
MAJOR EMPLOYERS

BUSINESS	INDUSTRY	NUMBER OF EMPLOYEES
Mountain Home Air Force Base	Military	5,231
Mountain Home School District	Education	500
Wal-mart	Retail	300
Elmore Medical Center	Health	210
Simplot Livestock	Agriculture	150
Elmore County	Government	137
City of Mountain Home	Government	120
Johnson Bros. Hospitality	Accommodations	110
Three Springs	Health	65
Ketterling Dairy	Agriculture	65
McDonald's	Food service	65
Albertson's	Retail	65
Mountain Home Auto Ranch	Retail	60
Pilot Travel Center	Transportation/retail	60
Paul's Market	Retail	53
Marathon Cheese	Manufacturing	300
AJ's Restaurant	Food service	48
Performance Chevrolet	Retail	40
Bowman Plumbing	Other services	35
Mountain Home Redi-mix	Manufacturing	25
B Transfer	Transportation	29

Source: Mountain Home Community Profile, Mountain Home Economic Development (2004)

EXHIBIT 3-8
MAJOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT 1992-2008

New Development:

- Affordable U Stor It
- Beehive Long Term Care Home
- Bennett Mountain Power Plant #1
- B Secure Storage
- Century 21 Southern Idaho Realty
- Cottages Long Term Care Home
- De Meyer Furniture
- Desert Winds Gas and Convenience Store
- First American Title Company
- First Class Real Estate / Spa on the Boulevard
- Idaho Power Power Plant
- Idaho Wrecker Sales
- Johnson Brothers Hospitality / Hampton Inn
- Restaurants: Wendy's, Subway, Pilot, Smokey Mountain Pizza, Jade Palace, Golden Crown
- Rattlesnake Station Complex
- Richard McKenna School
- Rocky Mountain Shopping Plaza
- Shucks Auto Supply
- Simplot Silos and corn crushing plant
- Snappy Lube and Carwash
- Take One Cinema
- Wal-Mart
- Hampton Inn

Expansions:

- Elmore Medical
- Jim's Lumber
- P & C Plumbing
- Pioneer Federal Credit Union
- Washington Mutual
- Trinity Mountain Medical

Renovations:

- Bengoechea Hotel
- Dilly Deli
- Fitness First
- Hawley's Gas Station
- Home Federal
- Idaho Independent Bank
- Les Schwab Tire Center
- Main Street buildings
- Miracle and Associates
- Mountain Home Auto Ranch

- Moxie Java
- Paul's Market
- ReMax Realty
- The Dental Center
- Waddell & Reed

New, expanded, or renovated Public Facilities

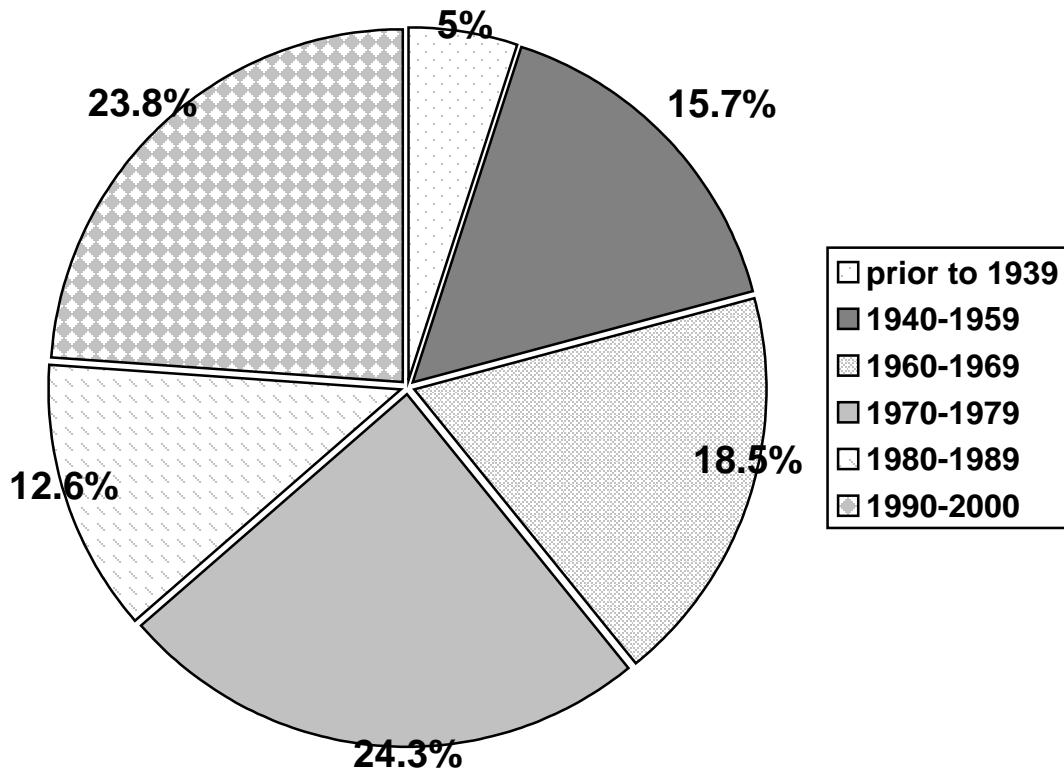
- Desert Canyon Golf Course additional nine holes
- Desert Mountain Visitor Center
- Idaho State Department of Health and Welfare
- Idaho State Department of Labor
- Junior High
- New parks, including Legacy and Optimist
- Mountain Home Airport
- Police Station
- Public Works Building
- Richard McKenna School Building
- Three Springs Juvenile Detention Center
- USDA Office

Source: City of Mountain Home Economic Development Office

EXHIBIT 5-1
HOUSING CHARACTERISTICS
CHANGES FROM 1990 TO 2000 CENSUS

	1990		2000		% CHANGED
	NUMBER	PERCENT	NUMBER	PERCENT	
Occupied housing units	3,087		4,381		41.9
Owner occupied	2,066	66.9	2,916	66.5	
Rental occupied	1,021	33.0	1,465	33.4	
Units in structure					
1 unit, detached	2,524	74.4	3,184	72.7	
1 unit, attached	86	2.5	106	2.4	
2 to 4 units	320	9.4	411	9.4	
5 to 9 units	60	1.7	152	3.5	
10 or more	84	2.4	94	2.2	
Mobile home, trailer or other	318	9.3	434	9.9	
Value—owner occupied units					
Less than \$50,000	706	39.9	88	3.5	
\$50,000 to \$99,999	993	55.2	1,552	61.1	
\$100,000 to \$149,999	88	4.8	762	30.0	
\$150,000 to \$199,999	7	0.38	122	4.8	
\$200,000 to \$299,999	2	0.1	0	0	
\$300,000 to \$499,000	0		10	0.4	
\$500,000 or more	0		6	0.2	
median	\$55,900		\$91,400		63.5
Contract Rent					
Less than \$250	513	51.4	205	14.0	
\$250 to \$499	397	39.8	645	44.0	
\$500 to \$749	72	7.2	346	23.6	
\$750 to \$999	14	1.4	52	3.5	
\$1,000 or more	1	0.1	0		
median	\$245		\$392		19.1

EXHIBIT 5-2
AGE OF HOUSING
US CENSUS 2000



YEAR STRUCTURE BUILT	NUMBER	PERCENT
Prior to 1939	219	5.0
1940 to 1959	687	15.7
1960 to 1969	812	18.5
1970 to 1979	1,066	24.3
1980 to 1989	553	12.6
1990 to 2000	1,044	23.8

EXHIBIT 5-3
HOUSING COSTS COMPARISON SUMMARY
US CENSUS 2000

CATEGORY	MOUNTAIN HOME	ELMORE COUNTY	ADA COUNTY	GEM COUNTY	CANYON COUNTY	BOISE COUNTY	IDAHO
Median value-owner occupied housing	\$91,400	\$93,200	\$124,700	\$97,600	\$96,300	\$126,000	\$106,300
Median rent	\$392	\$399	\$555	\$431	\$515	\$405	\$515

EXHIBIT 5-4
POPULATION AND HOUSING PROJECTIONS

3.5 ANNUAL GROWTH RATE	2000	2004	2010	2015	2020	2024
population	11,143	12,579	15,463	18,366	21,812	25,030
households	4,285	4,838	5,947	7,064	8,389	9,627

EXHIBIT 8-1
MAP OF EXISTING AVAILABLE FIRE FLOW PROBLEM AREAS

EXHIBIT 8-2
MAP OF PRIORITY WATER DISTRIBUTION IMPROVEMENTS

EXHIBIT 8-3
CITY BUILDINGS AND FACILITIES

Facility	Location
City Hall and Addition (ECISC)	160 South 3rd East
Historical Museum	180 South 3rd East
Public Library	790 North 10th East
Fire Station #1	220 South 2nd East
Fire Station #2	1460 North 6th East
Police Substation	990 McKenna Drive
Swimming Pool Building	990 McKenna Drive
Richard Aguirre Park Small Gazebo	990 McKenna Drive
Richard Aguirre Park Large Gazebo	990 McKenna Drive
Richard Aguirre Park Skate Board Park	990 McKenna Drive
Richard Aguirre Park Tennis Court	990 McKenna Drive
Richard Aguirre Park Playground Equip.	990 McKenna Drive
Richard Aguirre Park Wading Pool Picnic Shelter	990 McKenna Drive
Carl Miller Park Cook shack	North 10th East
Carl Miller Park Gazebo/Picnic Shelter	North 10th East
Carl Miller Playground Equip.	North 10th East
Carl Miller Park Rock Fireplace	North 10th East
Golf Course Club House	1880 East 8th North
Golf Course Equipment Storage Shed #1	1880 East 8th North
Golf Course Equipment Storage Shed #2	1880 East 8th North
Golf Course Maintenance Shed #1	1880 East 8th North
Golf Course Maintenance Shed #2	1880 East 8th North
Golf Course Cart Storage Shed #1	1880 East 8th North
Golf Course Cart Storage Shed #2	1880 East 8th North
Golf Course Cart Storage Shed #3	1880 East 8th North
Golf Course Cart Storage Shed #4	1880 East 8th North
Golf Course Pro Shop	1880 East 8th North
Cemetery Maintenance/Storage Shed #1	725 North 18th East
Cemetery Storage Shed #2	725 North 18th East
Cemetery Niche Wall #1	725 North 18th East
Animal Shelter Office Building	1190 South Main
Animal Shelter	1190 South Main
Animal Shelter Storage Building (old shelter)	1190 South Main
Animal Shelter Storage Building (old office)	1190 South Main
Airport Terminal Building	2610 Airbase Rd
Airport Hanger building	2610 Airbase Rd
Airport Warehouse Hanger	2610 Airbase Rd
Airport Picnic Shelter #1	2610 Airbase Rd
Airport Picnic Shelter #2	2610 Airbase Rd
Old Public Works Office (Discovery Center)	770 North Main
Public Works Shop #1 (old site)	770 North Main
Public Works Shop #2 (old site)	770 North Main

Public Works Storage/Concrete Silo	1990 South Main
Tourist/Visitor Center	2900 American Legion Blvd
Visitor Center Gazebo	2900 American Legion Blvd
Youth Center	130 North Main
Parks and Rec. Office Building	795 South 5th West
Parks and Rec. Shop Building/Fire Station #3	795 South 5th West
Police Station	2775 East 8th North
City Shop Office Building/Public Works	1150 South Main
Public works Maintenance Shop Building	1150 South Main
Fire Department Training Center	1150 South Main
Legacy Park Covered Bridge	3rd East & McMurtrey
Legacy Park Gazebo (Large/Small)	3rd East & McMurtrey
Legacy Park Barn Shed	3rd East & McMurtrey
Ridgecrest Park Gazebo	South 5th West
Stonetree Park Gazebo	Stonetree Drive
Stonetree Park Playground Equip.	Stonetree Drive
Rosewood Park Playground Equip.	corner of East 12th North
Mountain Home Main Swimming Pool	990 McKenna Drive
Little League Park Restrooms/Concessions	East 4th South
Little League Park Equipment Storage Shed	East 4th South
Little League Park Dugouts (4 total)	East 4th South
Optimist Park Concession/Timing Tower	West 5th North
Optimist Park Picnic shelter	West 5th North
Optimist Park BMX Concessions	West 5th North
Optimist Park BMX Check-In Building	West 5th North
Optimist Park BMX Starting Shelter	West 5th North
Optimist Park BMX Storage Shed	West 5th North
Optimist Park BMX Yard/Lighting	West 5th North
Optimist Park Motor Cross Announcer Tower	West 5th North
Optimist Park Motor Cross Starting Tower	West 5th North
Optimist Park Motor Cross Lookout Tower (Large)	West 5th North
Optimist Park Motor Cross Lookout Tower (6 Small)	West 5th North
Optimist Park Motor Cross Bridge	West 5th North
Optimist Park Motor Cross Yard/Lighting	West 5th North
Optimist Park Rodeo announcer Tower	West 5th North
Optimist Park Rodeo Yard/Fencing/Lights	West 5th North
Optimist Park Softball Storage Building	West 5th North
Share a Ride Building	North Main Street

EXHIBIT 8-4
HEALTH AND SOCIAL SERVICES RESOURCES (2004)

Crisis Intervention

- Elmore County Domestic Violence
- Birthright
- Family and Children's Services

Community Assistance

- EI-Ada
- Elmore County Courthouse Indigent Services
- Elmore County Extension Office
- Lighthouse Ministries
- Salvation Army

Counselors

- Counseling Center of Mountain Home
- Sylvia Shasky
- Desert Sage Health Center
- Coming Together for Solutions
- Narcotics Counseling Center of Mountain Home

Employment Services

- Job service/Idaho Career Center
- Work ForceE
- ACS
- Vocational Rehabilitation Services

Family Services

- Birthright of Mountain Home
- Central District Health
- Health & Welfare
- Parent to Parent Support Group
- Pregnancy Counseling and Information

Hospices

- Life's Doors Hospice
- Horizon Home Health

Housing

- Mercy Service Corporation
- Idaho Migrant Council
- Southwest Idaho Cooperative Housing Authority

Medical Clinics

- Central District Health
- Desert Sage Health Center

- Trinity Mountain Family Practice

Mental Health

- Counseling Services of Mountain Home
- Coming Together for Solutions
- Desert Sage Health Center
- ARC
- Community Partnerships of Mountain Home

Senior Citizens

- Senior Citizens Center
- Senior Meals
- Senior Tax Assistance

EXHIBIT 9-1
MAP OF ROADWAY FUNCTIONAL CLASSIFICATION

EXHIBIT 9-2
ROADWAY CLASSIFICATIONS

ROADWAY	FUNCTIONAL CLASSIFICATION	CROSS SECTION
American Legion Boulevard	Principal Arterial	2-5 lanes
Air Base Road	Principal Arterial	5 lanes
N. 2 nd East	Principal Arterial	2-3 lanes
North Main Street	Principal Arterial	2-3 lanes
Old Highway 30	Principal Arterial/Minor Arterial	2 lanes
Canyon Creek Road	Minor Arterial	2 lanes
18 th East	Minor Arterial	2 lanes
E. 8 th North	Minor Arterial	2 lanes
W. 5 th North	Minor Arterial	2 lanes
S. 5 th West	Minor Arterial	2 lanes
McMurtrey Road	Collector	2 lanes
E. 15 th North	Collector	2 lanes
E. 10 th North	Collector	2 lanes
W. 12 th South	Collector	2 lanes
S.W. Smith Road/18 th South	Collector	2 lanes
Haskett Street	Collector	2 lanes
3 rd East	Collector	2 lanes
N. 6 th East	Collector	2 lanes
10 th East	Collector	2 lanes
14 th East	Collector	2 lanes

Relationship of functionally classified streets in serving traffic mobility and land access.

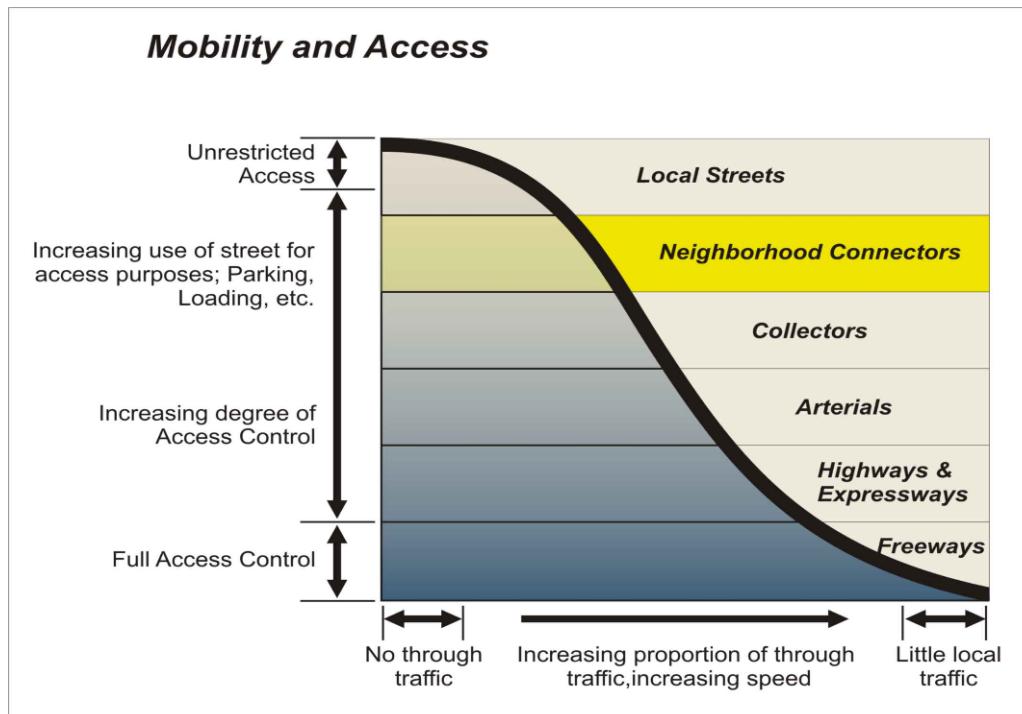


EXHIBIT 9-3
INTERSECTION RELATED ACCIDENTS
1999-2002

STREET	STREET	NUMBER OF ACCIDENTS
5 th West Street	Air Base Road	12
18 th East Street	American Legion Boulevard	8
2 nd East Street	American Legion Boulevard	7
5 th North Street	Main Street	7
10 th East Street	American Legion Boulevard	6
14 th East Street	American Legion Boulevard	6
3 rd East Street	5 th North Street	6
Air Base Road	Haskett Street	6
American Legion Boulevard	Main Street	6
2 nd North Street	Main Street	5
4 th East Street	American Legion Boulevard	5
3 rd East Street	American Legion Boulevard	4
Air Base Road	I-84 Business Loop	4
Jackson Street	Main Street	4
10 th East Street	10 th North Street	3
3 rd East Street	8 th North Street	3

EXHIBIT 9-4
RECOMMENDED PROJECTS AND PRIORITY

PROJECT	PRIORITY
East 8 th North Street reconstruction	High
American Legion Boulevard Design Study	High
Grandview Road/SH 67 Design Study	High
Pedestrian and bicycle education and incentive program	Moderate/high
American Legion Boulevard Improvements and possible signal at 18 th	Moderate/high
Access plan for commercial areas between American Legion Boulevard and 8 th North Street	Moderate/high
Grandview Road/SH 67 improvements	Moderate
Airport Crack repair	Moderate
SH 51 /Air Base Road Study and Construction	Moderate
Downtown streetscape study and construction	Moderate
Extension of multi use path to American Legion Boulevard	Moderate
Residential sidewalk program	Low
Airport master plan and improvements	Low

EXHIBIT 10-1
PARK INVENTORY (2004)

ALL PARK LAND	ACRES
Airport	4.0
Basque	1.25
Basque Ball Field	2.7
Carl Miller	4.8
Eastside	20
Legacy	40.0
Little League	4.25
Multi use pathways	4.5
Optimist	40.0
Rail Road	2.3
Richard Aguirre	8.3
Ridgecrest	4.5
Rolling Hills	1.0
Rosewood	1.0
Stonetree	0.25
Triangle	0.15
Underpass	5.0
Visitor Center	1.0
TOTAL	145

2004 POPULATION	PARK STANDARD (12 ACRES/1,000 POPULATION)*	ACTUAL PARK LAND	PARK DEFICIT
12, 100	145 acres	145 acres	0

*1992 City of Mountain Home Comprehensive Plan

EXHIBIT 10-2
RECREATION PROGRAMS (2004)

YOUTH ACTIVITIES		ADULT ACTIVITIES*
Team Sports		<ul style="list-style-type: none"> ▪ Basketball 1-6 Grades ▪ Soccer 4-5 yr old/1-6 grades. ▪ T-ball 4-5 yr old/1-6 grades. ▪ Girls softball 8-13 yr. olds
OTHER YOUTH SPORTS		<ul style="list-style-type: none"> ▪ Archery ▪ Soccer camps ▪ Basketball camps ▪ Volleyball camps ▪ Pitching clinics ▪ Fencing ▪ Wrestling camp ▪ Tae Kwon Do Camp ▪ Tennis
ARTS		<ul style="list-style-type: none"> ▪ Tole painting ▪ Acting out program ▪ Clogging ▪ Ceramics ▪ Tie-dye class ▪ Print making ▪ Ukulele ▪ Music explorers 2-6 yrs
OTHER ACTIVITIES		<ul style="list-style-type: none"> ▪ Discovery-3-5 yrs. ▪ Kid venture 7-12 yrs. ▪ Smart sitters ▪ Total fitness for girls ▪ History Camp ▪ Motor cross ▪ BMX
		SPECIAL EVENTS <ul style="list-style-type: none"> ▪ Free Fishing Day ▪ Roaring Springs ▪ Walking Tours ▪ Richard McKenna Celebration ▪ Dog Show ▪ Rocky Top BMX Races
		POOL ACTIVITIES <ul style="list-style-type: none"> ▪ Swim lessons ▪ Lap swims ▪ Water aerobics

*Maybe open to older youth.

EXHIBIT 10-3
MAP OF PARK FACILITIES

EXHIBIT 11-1
NATIONAL REGISTER OF HISTORIC SITES

Ake, F. P., Building
106-172 Main St., Mountain Home
11-17-82

Anchustegui, Pedro, Pelota Court
W. 2nd N., Mountain Home
01-30-78

Elmore County Courthouse
150 S. 4th E., Mountain Home
09-22-87
County Courthouses in Idaho MPS

Father Lobell House
125 4th St. E., Mountain Home
11-17-82

Mountain Home Baptist Church
265 N. 4th E., Mountain Home
11-17-82

Mountain Home Carnegie Library
180 S. 3rd East, Mountain Home
07-24-78

Mountain Home High School
550 E. Jackson, Mountain Home
08-08-91

Mountain Home Hotel
195 N. 2nd W., Mountain Home
10-29-82

St. James Episcopal Church
305 N. 3rd E., Mountain Home
10-05-77

Turner Hotel
140-170 E. Jackson St., Mountain Home
09-07-84

EXHIBIT 11-2
DOWNTOWN MOUNTAIN HISTORIC BUILDING INVENTORY

HISTORIC NAME	PRESENT NAME	YEAR BUILT	LOCATION
Pelota Court	Pelota Court	1908	135 W. 2 nd N.
Bengoechea Block	Town Square	1910	195 N 2 nd W.
Pinkston Livery	Red Barn	1908	335 W. Jackson
McBrady, Ake, Weaver & Eckstein Block	White Ash Cigar, TLC, Main St. Second Hand	1916	130-150 Main
Veltex Station	Love Abiding Church	1920	190 N. Main
Wicho Club	Wicho Building		204 N. Main
Royal Club	Cal's		210 N. Main
Masonic Hall	M.H. Stationeers	1910	270 N. Main
1 st National Bank	M.H. Stationeers	1910	280 N. Main
Blunk Bank	Lanes' Appliance	1920	290 N. Main
John Wilkins House	Apartments	1903	405 N. 2 nd
Tye/Rork House	Residence	1896	450 Main
Citizen's Limited Bank	Deli	1895	205 E. 2 nd N.
NA	Top Hat	1910	125 N. 2 nd N
Mellen Hotel	Mellen Building	1900	105 N. 2 nd E
Mather Residence	Upper Cut	1907	495 N. 3 rd E
Judge Cowan House	Tracy Real Estate	1905	375 N. 3 rd E
St. James Church	St. James Church	1895	315 N. 3 rd E
Residence	Residence		195 N. 3 rd E
J.H. Garret Residence	Emry Evans Residence	1906	215 S. 3 rd E.
Andrew Carnegie Library	Elmore County Historic Museum	1908	190 N. 3 rd E
Longfellow Home	Residence	1901	395 E. 2 nd S
Elmore County Courthouse	Elmore County Courthouse	1916	150 S. 4 th E
Catholic Rectory	Catholic Rectory	1920	125 N. 4 th E
Residence	Residence	1900	132 N. 4 th E
First Baptist Church	Christian Center	1908	310 N. 4 th E
Dr. Mary Bearby Home	Residence	1899	460 E. 2 nd N
Mountain Home Middle School	Mountain Home Middle School	1926	105 N. 10 th E
Jackson-Prentice Home	Residence		585 E. Jackson
Blunk Home	Residence	1909	545 E. Jackson
	House of Rose	1920	310 9 th E
Railroad Bridge	Highway 30 Railroad Bridge	1936	Railroad underpass

EXHIBIT 12-1
ESTIMATED PERCENTAGE OF OWNERSHIP LAND WITHIN THE CITY

Federal	0%
State	0.1%
County	0.5%
City	0.75%
School	4.0%
Private	94.65%

EXHIBIT 12-2
LAND USE ZONES BY PERCENTAGE OF THE CITY AREA

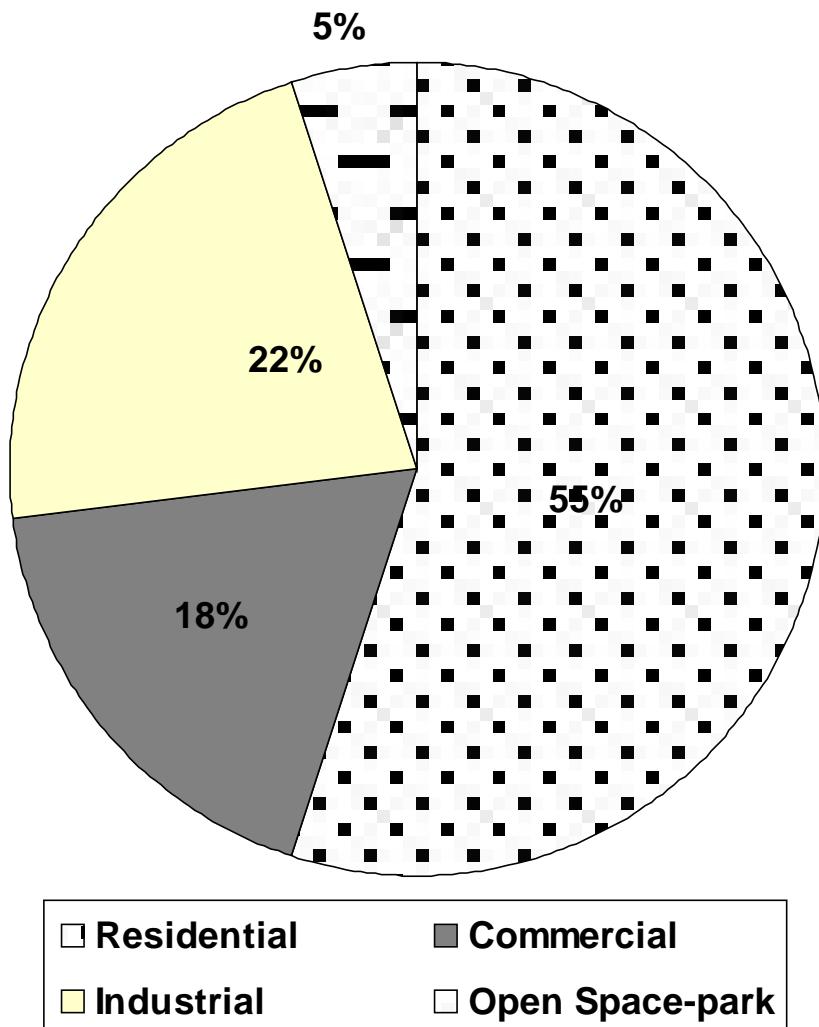


EXHIBIT 12-3
BUILDING PERMIT ACTIVITY 1997-2004

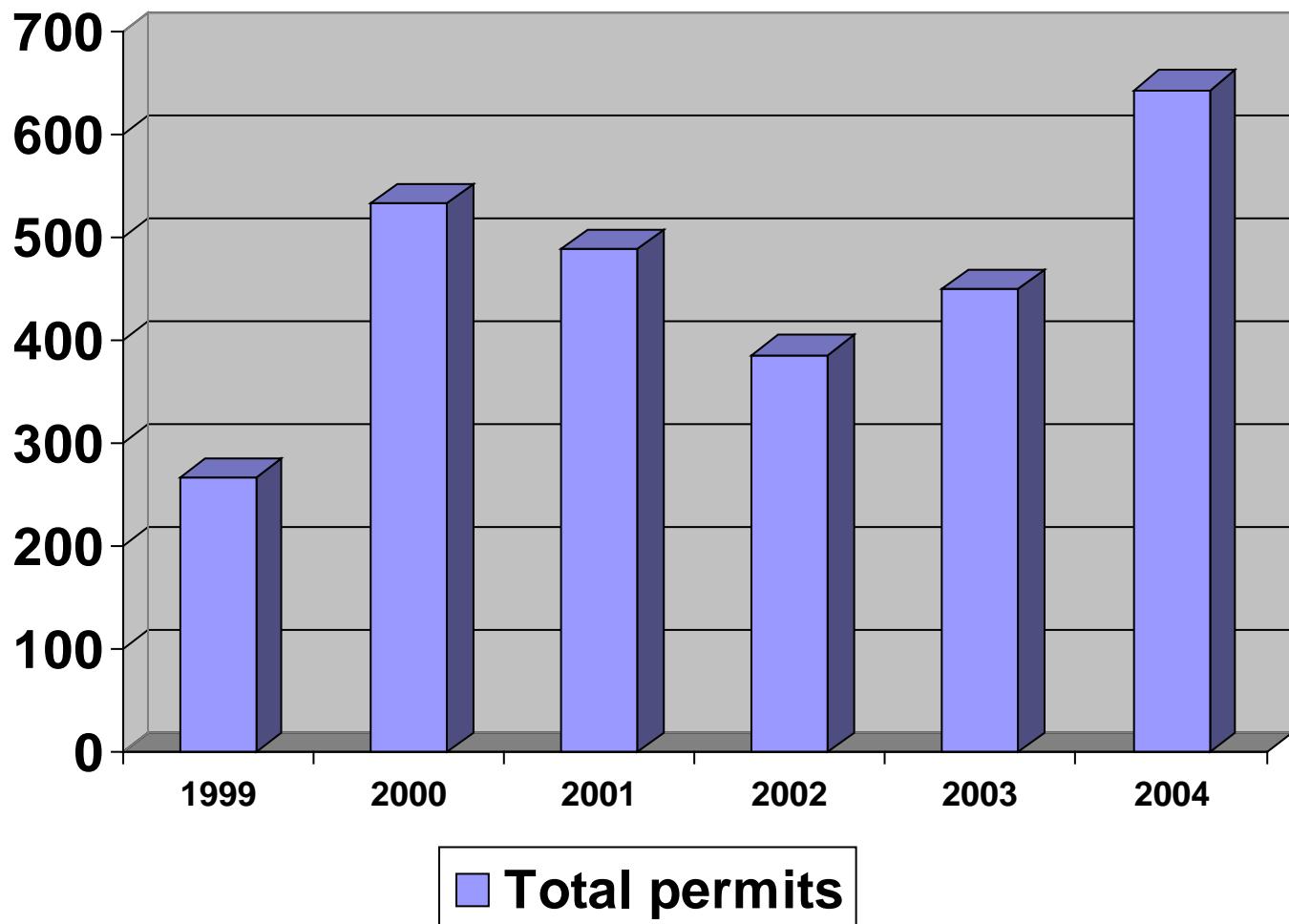


EXHIBIT 12-4
RESIDENTIAL PERMIT ACTIVITY 1997-2004

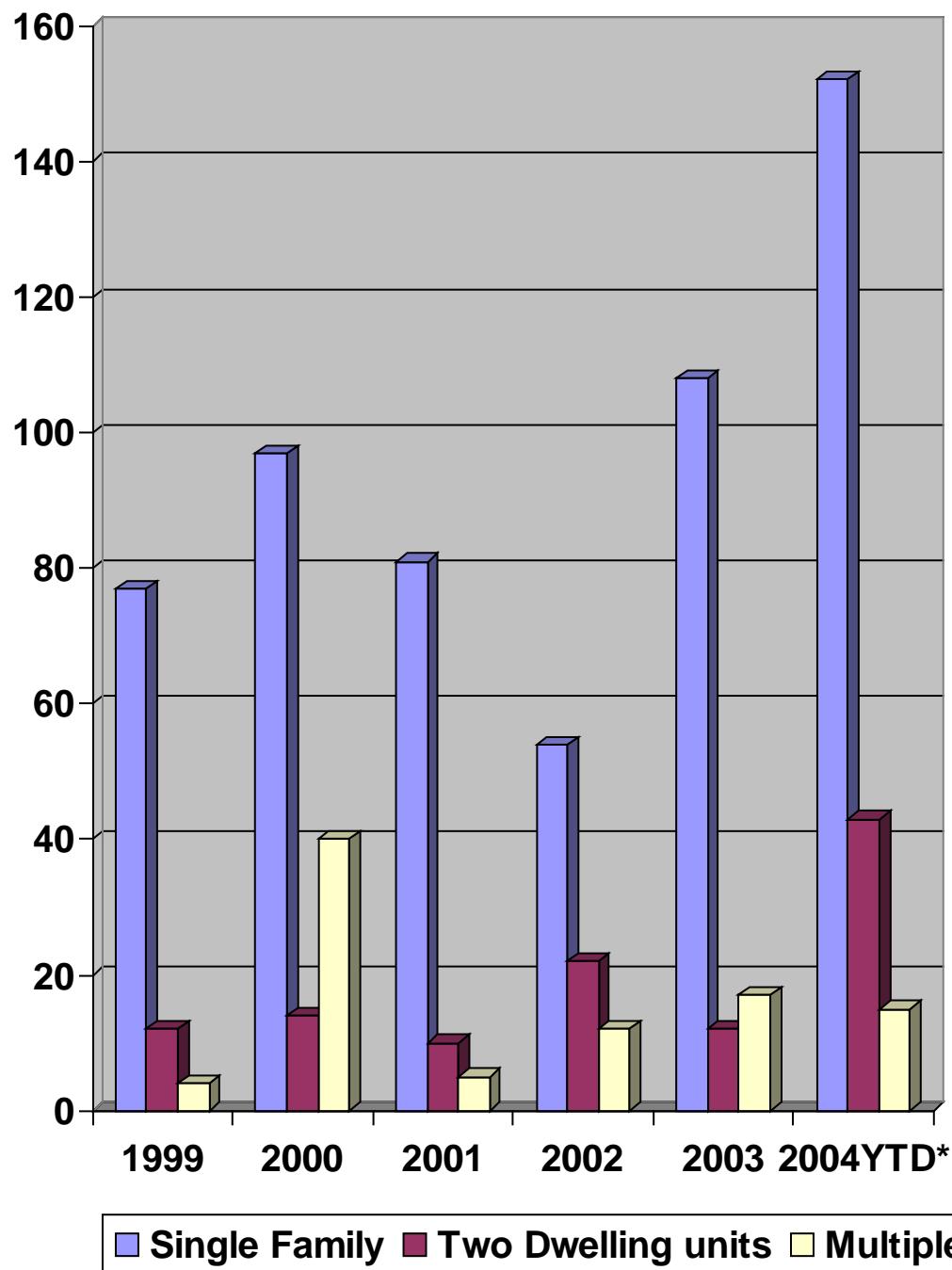
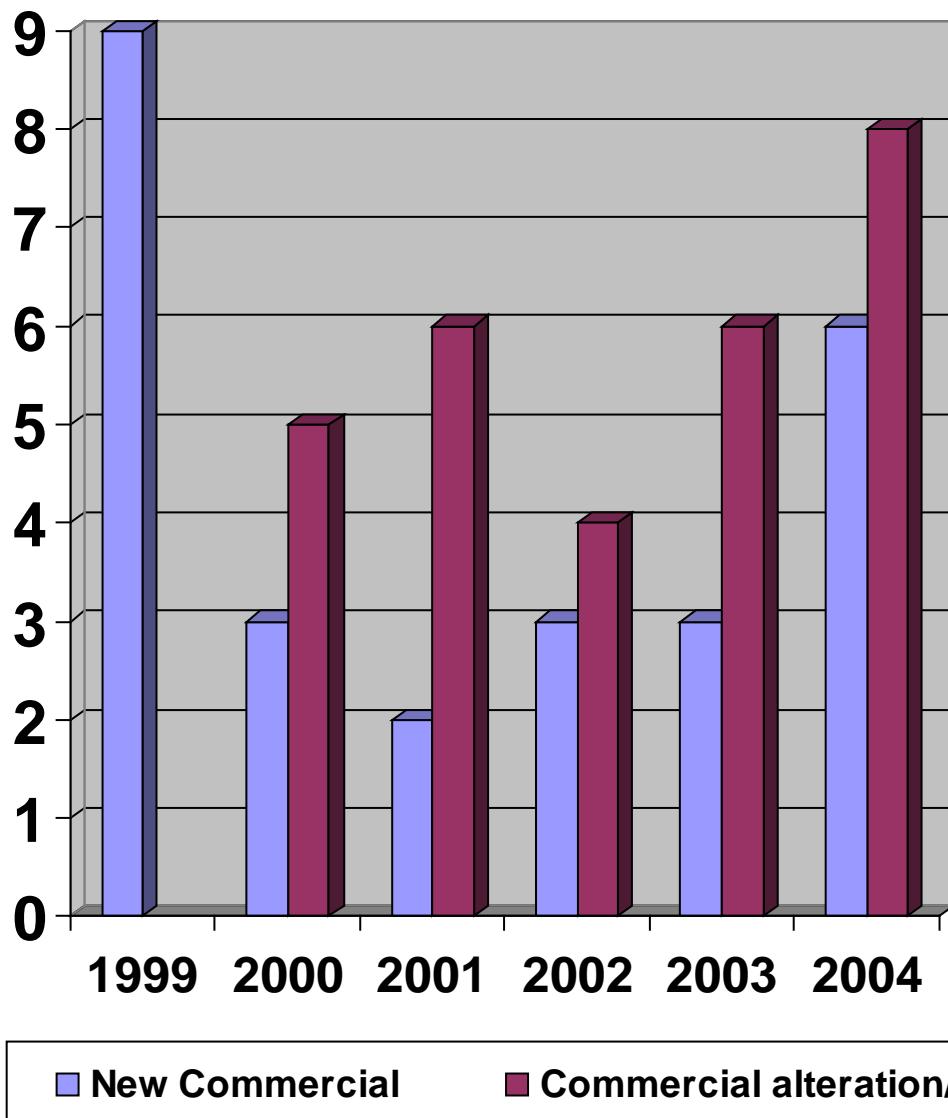


EXHIBIT 12-5
COMMERCIAL PERMIT ACTIVITY 1997-2004



* Commercial alteration and additions in excess of \$10,000 valuation

EXHIBIT 12-6
SUBDIVISION ACTIVITY 1992 – 2004

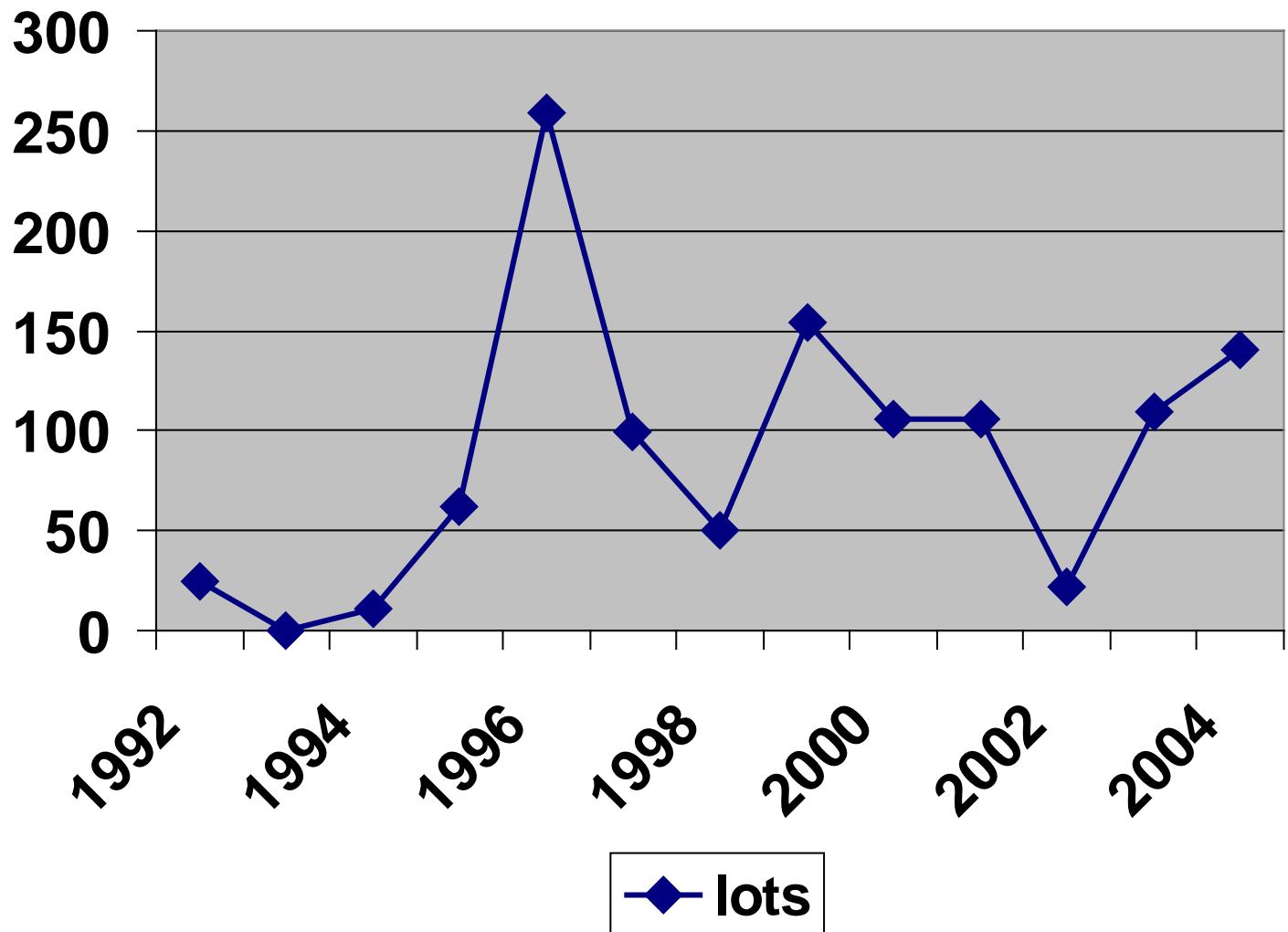


EXHIBIT 12-7
SUBDIVISIONS 1992-2004

NAME	YEAR	LOTS/UNITS	YEARLY TOTAL
Northside Estates #4	1992	15	
Northside Estates #5	1992	10	25
Lincoln Square	1994	11	11
Desert Manor	1995	13	
Rosewood #3	1995	36	62
Annie Laurie Square	1996	16	
Appletree	1996	19	
Eagle Crest	1996	60	
Frank Vlrey	1996	16	
Mountain Ridge	1996	122	
Rolling Hills #1	1996	26	259
Barrier	1997	5	
Bell Country Estates	1997	10	
Eagle Wing	1997	13	
Glenn Roi Addition #2	1997	30	
Mountain Ridge #2	1997	20	
Mountain Ridge #3	1997	20	99
Rolling Hills #2	1998	50	50
Ridgecrest	1999	91	
Rosewood #4	1999	13	154
Bel Air #7	2000	17	
Oakleaf	2000	24	
Rolling Hills #3	2000	65	106
Rosewood #5	2001	20	
Stormy Mountain #1	2001	51	
Tanglewood	2001	35	106
Bel Air #8	2002	22	22
Patriot #1	2003	46	
Patriot #2	2003	63	109
Amended Mountain Hollow	2004	20	
Gunfighter	2004	29	
Southern Comfort	2004	6	
Stormy Mountain #2	2004	85	140
1992-2004 YTD			1082
Bel Air #9	proposed	22	
Foster	proposed	52	
Glenn Roi Addition #3	proposed	50	
Heritage	proposed	38	
Rocky Mountain	proposed	146	
Rosewood #6	proposed	26	331
TOTAL APPROVED AND PROPOSED			1413

EXHIBIT 12-8
PROJECTED LAND USE MAP

APPENDIX A REFERENCES

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ELMORE COUNTY, 2004 Comprehensive Growth and Development Plan Draft #5, 2004

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IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, phone conversation with Michael Tool

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MOUNTAIN HOME ECONOMIC DEVELOPMENT, Mountain Home Community Profile, (2004)

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**APPENDIX B
COMMUNITY SURVEY (2008)**