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**Development Plans (DEVPLANS)  
OpenGov Application  
Checklist**

- **Proof of Proprietary Interest**

A proprietary interest is a property right; an interest held by a property owner. This can be in the form of a Warranty Deed or Affidavit of Legal Interest from the Property owner.

- **Vicinity Map (8 1/2" by 11")**

Showing the location and current zoning of the property as well as zoning districts and land uses of adjacent properties

- **Development Plans**

Required Public Improvements: Every subdivider shall be required to install the following public and/or other improvements in accordance with the conditions and specifications as follows:

- **Monuments:** Monuments shall be set in accordance with Idaho Code.
  - Monuments shall be placed at all section and quarter corners, and elsewhere as required by the city engineer. All monuments located in paved streets, alleys or sidewalks will be encased in protective boxes approved by the city engineer.
- **Streets and Alleys:** All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the council. (See also section [9-16-13](#) of this chapter.)
  - Street excavation to finished subgrade and paved to final grade.
  - All service connections for sanitary sewer, domestic water, and natural gas to a point in back of the proposed sidewalk line (on private property) before placing base gravel for the street. All such improvements are to be installed under the specifications and inspections of the engineer.
  - Street name signs shall be installed in the appropriate locations at each street intersection in accordance with the local standards. Cost of street signs shall be the responsibility of the developer and installed to the city engineer's specifications.



- **Curbs and Gutters:** Curbs and gutters shall be constructed on all streets and service roads prior to placing of base gravel. All construction shall be in accordance with the standards and specifications adopted by the council.
- **Sidewalks and Pedestrian Walkways:** Sidewalks shall be required on both sides of the street, except that where the average width of lots, as measured at the street frontage line or at the building setback line, is over two hundred ten feet (210') sidewalks on only one side of the street may be allowed.
  - Pedestrian walkways, when required and/or provided, shall have easements at least ten feet (10') in width and paved the entire width.
  - Sidewalks and crosswalks shall be constructed in accordance with the standards and specifications as adopted by the council.
- **Driveways:** All driveway openings in curbs shall be as specified by the administration, highway district or state highway department.
- **Public Water Supply and Sewer Systems:** Connection to city water and sewer is required. Properties outside city limits, that are not on city services, shall be required to install dry lines constructed to city standards for future hookup. (See section 9-16-13 of this chapter, and water and sewer regulations, title 7 of this code.)
- **Fire Hydrants and Water Mains:** Fire hydrants shall be required every three hundred feet (300') or as determined by the fire code and the city fire chief and/or city engineer.
- **Stormwater Management:** The management of stormwater for all subdivision development shall conform to established policies and practices previously and currently being used by the city until such time as the city of Mountain Home stormwater management policy (performance standards) is completed and adopted by the city council.
  - Storm sewers shall be required to drain all streets to an on-site location(s), or an off-site location as may be approved by the city engineer.
- **Installation of Public Utilities:** Underground utilities shall be required in all new subdivisions. Electrical wiring will include stubs and junction boxes for streetlight(s).
- **Street Lighting:** Streetlights shall be required to be installed at the intersections, and/or where deemed necessary by the city engineer, throughout the subdivision. All costs to install streetlights and poles shall be borne by the



developer. All ongoing cost for maintenance and operation shall be borne by the city. Installations shall be conventional wood pole or better, high pressure sodium with overhead lamps. Other types or configuration for lighting shall be approved by the city engineer and the cost shall be borne by the developer/subdivider.

- **Irrigation Ditches:** Unless otherwise approved by the city engineer and city council, all ditches shall be replaced with buried conduit. The system shall be constructed to meet the requirements of the Mountain Home irrigation district and the city engineer.
- **Buffer Yards/Landscaping and Open Space:** Landscape screening may be required for the protection of residential properties from adjacent collector and arterial streets, waterways, railroad rights of way or other incompatible land features. Subdivision plats shall show the location of any buffer yards, landscape areas and/or open space. All such buffer areas shall conform to this title, for development. (Ord. 1628, 1-12-2015)