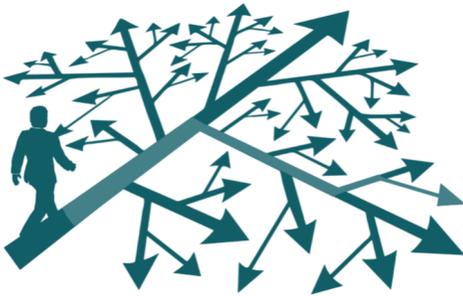


WHAT IS A COMPREHENSIVE PLAN?

The Comprehensive Plan ("Plan") is a policy document—a document all municipalities in Idaho are required to have, per Idaho Statute—used to guide future development in the City. The Plan directs city officials relative to land use planning, public services, infrastructure, and resource management; the Plan is used to determine how and where growth should occur, ways to wisely invest capital improvements, and techniques for enhancing and sustaining a city's quality of life.

In short, a Comprehensive Plan is a blueprint that cities use to illustrate the visions and objectives of the community. This blueprint includes established goals to assist in realizing those visions and objectives. Because it is a tool that directs the future of the community, the Plan is based in large part on citizen's directives obtained through public input during the outreach efforts.

WITH THIS COMPREHENSIVE PLAN UPDATE, THE CITY OF MOUNTAIN HOME WILL STRIVE TO:



- **Preserve landowners' property rights and enhance property values.**
- **Ensure that adequate public facilities and services are provided at a reasonable cost.**
- **Safeguard and enhance the economy of the City of Mountain Home and its Area of Impact.**
- **Warrant that the development of land addresses the physical conditions of the land, and that development pays its own way.**
- **Protect life and property in areas of critical concern or that are potentially subject to natural hazards.**
- **Facilitate development to foster the City's "small town" character.**

PLAN UPDATE

This extensive Comprehensive Plan update to the 2008 Mountain Home Comprehensive Plan reflects not only an entirely new and updated look, but it also delivers a new path forward for the community. This update demonstrates the opportunity City leaders took to pause and reflect on where the community is, and should be, headed. The Plan illustrates the critical look the City took into the challenges and issues currently at hand, and exhibits the intensive planning the City has undertaken to formulate and prioritize a plan for the future.

This Plan update embodies the renewed perspective on the future direction of the City of Mountain Home, and all that means. With reprioritization of goals, and some action items already underway, this Plan will translate into a transformative Mountain Home, while ensuring that Mountain Home retains its small town identity that residents cherish.



RELATIONSHIP TO OTHER PLANS

The Mountain Home Comprehensive Plan is the master document the City uses to guide land development, infrastructure, economic and associated decisions. The Plan plays a critical role in many regulatory decisions that the City makes via City Council determinations, such as decisions on zoning, annexations, and development in general.

A product of public outreach and involvement, the Comprehensive Plan is an indicator of what the community as a whole desires for the future of the City. It becomes the barometer for City officials in making day to day decisions, as well as when making wide-reaching and globally impactful decisions for the community.

While the Comprehensive Plan is a stand-alone document intended for land use policy, the framework of the Plan conforms with other Master Plans that have been adopted, to ensure a seamless and uniform approach to community management.



2018 MOUNTAIN HOME DOWNTOWN MASTER PLAN

The 2018 Downtown Master Plan provides a wealth of innovative goals for the revitalization and economic support of the downtown corridor—the heart of the community. Separate from the Comprehensive Plan, it was developed for a very specific and limited area within the downtown core. Downtown health and vitality is one of the top factors for investors to determine where to invest, and the Downtown Master Plan is already proving fruitful for its purpose. Many components of the Downtown Plan will also be seen in the updated Comprehensive Plan.

2016 ASSESSMENT FINDINGS and SUGGESTIONS REPORT

The 2016 Assessment Findings and Suggestions Report by Roger Brooks was a very real world look at the community of Mountain Home—the good and the bad. The findings were taken to heart by City leaders and the 2018 Downtown Master Plan was one of the results. Critical points of the assessment are being addressed as Goals and Action Items in the updated Comprehensive Plan.

ELMORE COUNTY COMPREHENSIVE PLAN

Many of the goals of the Elmore County Comprehensive Plan align with those as stated and addressed in the updated Comprehensive Plan. And those shown priority also mirror those prioritized in this updated Plan: economic development, land development, protection of natural resources, protection of property rights, support for the continued expansion of Mountain Home Air Force Base, as well as a focus on protecting the rural lifestyle enjoyed by citizens.

BACKGROUND



Mountain Home boasts a rich history that spans back in time from the original Native American inhabitants - specifically the Shoshone Bannock tribes - forward in time to westward expansion and the immigration of Basque settlers. Originally simply a post office at Rattlesnake Station (a busy stagecoach stop on the Overland Stage Line) in 1864, as time progressed and the activity at the stage stop evolved, the name of the stage stop was changed fourteen years later in 1878 to Mountain Home.

Continued settlement in the area brought the Oregon Short Line Railroad to its current location in 1883, which prompted the move of the post office to the present downtown Mountain Home location.

Over time Mountain Home continued to gain both in population and in popularity, and in 1891 Elmore County moved the county seat to Mountain Home - where it remains today. Shortly thereafter, in 1896 the 'City of Mountain Home' was incorporated, becoming an official municipality of the great State of Idaho.

By the turn of the century Mountain Home was a busy trading station in the west. It had become the second largest sheep shipping station and wool-buying center in the country, with buyers coming to trade from all over the world.

MOUNTAIN HOME TODAY



Mountain Home is the largest city in Elmore County with a population of 14,206 per the 2010 U.S. Census, and it is also the principal city of the "Mountain Home, Idaho Micropolitan Statistical Area", which includes Elmore County. Additionally, due to its proximity to Boise - one of the fastest growing cities in the nation - Mountain Home is considered the next suburb of Boise, and is getting a lot of attention.

With Boise's growth expanding toward the quiet community of Mountain Home, the City is experiencing another factor for growth - the Air Force Base. After its namesake town, Mountain Home Air Force Base, one of the world's premier military facilities, is not only a major employer for the City of Mountain Home, it's also a major consumer of housing and services. And it, too, is growing. The City of Mountain Home must keep up.

For these reasons and more the City of Mountain Home is diligently conducting future planning, with the goals of managing and facilitating growth in Mountain Home in a way that preserves the small-town characteristics of the community, while also welcoming the prosperity that comes with expansion.

