



**PROPERTY IMPROVEMENT PLAN  
THUNDER MOUNTAIN LANDOWNERS ASSOCIATION**



All landowners on Thunder Mountain, wishing to make improvements to their property, must submit their intentions, in writing using this form, for each and every improvement before work is started. The TMLOA CC&Rs designate Thunder Mountain as residential/recreational use only.

All projects must be low impact, with minimal removal of trees and vegetation, with consideration of neighbors, traffic, use density, and the overall wellbeing of the mountain. Improvements examples include but are not limited to fences, sheds, cabins, structures, roads, signage, trailer pads, decks, wells, septic systems, etc.

**Electrical Box / Power Installation:**

***Before installation of any power boxes, installation must be approved by the TMLOA Land Improvements Board.***

- Include with land improvement submission,
  1. **Any and all** digging/trench plans,
  2. Who will be doing the work (must include and submit a copy of all licenses, insurances, and liability coverage of these individuals along with their written request for project permission), and
  3. Intended location for placement of the power box.
- Use the following links from Bannock County and Rocky Mountain Power to assist in preparing, organizing and making plans for placement of power boxes.
  - [Recreation District County Flyer 2022](#)
  - [Rocky Mountain Power Developer Packet Checklist](#)
  - [Rocky Mountain Power Getting Power](#)
- Discuss any questions with Fred Dreis 801-814-3037.

**Landowner Actions:**

Send email to [tmloa.landimprovements@gmail.com](mailto:tmloa.landimprovements@gmail.com) with this form and the following information.

- Include a sketch of the intended improvements using a printed copy of the landowner's property from the Bannock County Parcel Viewer. Indicate what scale the drawing is drawn to and submit drawing with the improvement submission request. Explain what actions are to take place. Examples include cutting a driveway, clearing land for trailer pad, clearing brush, etc.
- Include any permits already obtained: Excavation, Development/Land Use, Septic, etc.
- Any landowner using outside contractors, developers, builders, etc. must submit a copy of all licenses, insurances, and liability coverage of these individuals along with their written request for project permission. If this is not included with submission, approval may be delayed or rejected.



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**TMLOA Land Improvements Board Actions:**

- Submissions will be reviewed to verify the improvements meet all Thunder Mountain standards. *A written response is usually provided within 30 days or less.* If no response is received, please contact TMLOA Secretary at 801-668-3037.
- Once an approval letter is sent to the landowner with consent and approval, the landowner must follow and abide by all state, county, and local building codes and regulations, including providing any permit(s) indicated in the letter, before the landowner proceeds with the initiation and completion of the land improvement project.
- Thunder Mountain Landowners Association Board reserves the right to reject part of, or the entire improvement plan. Plan rejection may be due to things such incomplete submission, permit(s) incomplete/inaccurate, environmental impact on the mountain, impact to the local natural resources, impact on neighboring landowners, or simply poor planning ideas and or poor designs. If the plan is rejected, the landowner will receive the reason in writing.
- After concerns are addressed and corrected, the landowner may submit additional information or reapply for land improvement permission.

Anyone not complying with these regulations may be asked to remove said improvements from their Thunder Mountain property (regardless of what the improvement is or its completion stage at the landowner’s expense) until which time as requirements are fulfilled. Failure to comply may result in fines and or liens against landowner’s property.

**Complete Information Below:**

DATE SUBMITTED: \_\_\_\_\_ SUBMITTED BY: Email  US Mail  In Person

PROPERTY LANDOWNER NAME(S): \_\_\_\_\_

PROPERTY LOCATION: Circle - Phase 1 or 2 Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Road & Cross Road \_\_\_\_\_

LANDOWNER’S HOME MAILING ADDRESS:

Street \_\_\_\_\_

LANDOWNER’S CONTACT INFORMATION: Mobile Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Landowner Signature(s): \_\_\_\_\_