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## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO 160 South 3<sup>rd</sup> East Street Live Stream Viewing:

<https://www.youtube.com/c/MountainHomeIdaho>

**Tuesday, November 19, 2024, at 5:30 PM**

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*November 5, 2024

**III RECOGNIZING PERSONS NOT ON THE AGENDA**

**IV CONFLICT OF INTEREST/EX-PARTE CONTACT DECLARATIONS**

\* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506)

\* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting?

**V PUBLIC HEARING AND ACTION**

**\* Action Item – Annex and Zone R-4 – Open Door Rentals/Endurance Holdings  
Tabled from October 15, 2024**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC, to annex and zone to R-4 a forty (40) +/- acre parcel of land, and all of that portion of Smith Road that fronts this parcel. The parcel is located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, and West of SW Rolling Hills Avenue, Mountain Home, ID. (RP03S06E356610) (PZ-24-50)

**\*Action Item – Rezone to R-4 Planned Unit Development – Blue Yonder West  
Subdivision - Open Door Rentals/Endurance Holdings  
Tabled from October 15, 2024**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC. To rezone to R-4 Planned Unit Development for the Blue Yonder West Subdivision. The development will consist of a total of three-hundred and sixty-six (366) lots and will provide for a mix of lot sizes ranging from thirty-four (34) to ninety-two (92) feet in width., providing a total of three-hundred and forty-seven (347) dwelling units. The development will consist of 11.45 acres of common area open space, designed, and landscaped with drought tolerant plantings, a large park, several micro pathways, as well as a variety of pocket parks, playground and tot lot areas and sport court. The applicant is seeking deviations from the bulk and coverage standards, The parcels comprising this development are located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, West and South of SW Rolling Hills Avenue, and West of Edward Street.

(RPA3S06E354855 and RP03S06E356610) (PZ-24-49)

**\*Action Item – Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings  
Tabled from October 15, 2024**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC. for the approval of a preliminary plat for the Blue Yonder West Subdivision. The development will consist of a total of three-hundred and sixty-six (366) lots, and will provide for a mix of lot sizes ranging from thirty-four (34) to ninety-two (92) feet in width, consisting of nineteen (19) common lots, providing a total of three-hundred and forty-seven (347) dwelling units. The parcels comprising this development are located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, West and South of SW Rolling Hills Avenue, and West of Edward Street. (RPA3S06E354855 and RP03S06E356610) (PZ-24-51)

**VI NEW BUSINESS**

\*None

**VII OLD BUSINESS**

**\* Action Item – Approve Findings of Fact**

**Preliminary Plat – Kaysa Cruse – 10<sup>th</sup> Street Neighborhood**

A request by Kaysa Cruse for the approval of a preliminary plat for the 10<sup>th</sup> Street Neighborhood. The development will consist of eighty-two (82) residential single-family homes, seven (7) townhomes, seven (7) live-work townhomes, and eighteen (18) apartments. In total the requested preliminary plat consists of one hundred-fourteen (114) residential dwellings, included in the plat is a community storage facility, Commercial/office building, Community Building, daycare, playground, sports court, and activity field.

(RPA0060010009C) (PZ-24-47)

**VIII DEPARTMENT HEAD ITEMS**

\*Monthly Building Permit Report -September 2024

\*Monthly Code Enforcement Report-September 2024

\*Monthly GIS Report-September 2024

**IX ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*None

**X ADJOURN**

**P & Z / COUNCIL MAY REVIEW ALL PLATS AT CITY HALL AND DISCUSS ALL ITEMS OF BUSINESS WITH STAFF AT CITY HALL PRIOR TO MEETING**

**More Information or Questions contact Community Development Department**