



**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

Live Stream Viewing:
<https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, August 19th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the June 17, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, Cristina Drake, and Kristopher Wallaert.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey. Legal Counsel Geoff Schroeder

MINUTES

*June 17, 2025

Commission Member Cristina Drake made a motion to approve the June 17th, 2025, minutes. Commission Member Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

CONFLICT OF INTEREST DECLARATION

- * 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) - None
- * Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – *None

PUBLIC HEARING AND ACTION

*** Action Item – Annex and Zone R-4 – Open Door Rentals/Endurance Holdings**

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-25-11)

Public Hearing Opened

Public Hearing Closed

Bonnie Layton of NV5 came forward to speak about the Annex and Zone R-4. This parcel would be part of a larger project. The Southern portion of the project.

Commission Member Rob McCormick motioned to approve the annexation of Open Door Rentals PZ-25 11. Commission Member William Roeder seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item Rezone to R-4 Planned Unit Development Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

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 ninety eight (398) 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 seventy-six (376) 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-25-10)

Bonnie Layton with NV5 spoke regarding the Blue Yonder West Project. The roadways, water and sewer lines. They are asking for a Planned Unit Development which would help lower the setbacks that are required.

Public Hearing Opened

Sandra spoke regarding concerns about this project. Currently there was a fire that started behind her house, and they used hoses to help put the fire out until the fire department could arrive. The water pressure was very low. The concern is that with more houses being built the lower the water pressure could be. The other concern is the infrastructure.

Brendan McCarthy spoke about his concerns about Smith Rd and the developments coming in on that side of town. This means more cars on the road. Growth should be contributing to the factors. Brendan has been working with ITD speaking about Smith Rd and possibly putting a light at the intersection of Smith Rd and HWY 51. The area is in the county.

Public Hearing Closed

Bonnie Layton with NV5 came up to address the concerns the citizens have. The last traffic counts were July 2024 and showed normal traffic counts. Regarding Smith and HWY 51 ITD is asking that the developer put in a right lane turn lane to help with traffic.

Chris Curtis the City of Mountain Home Public Works Director was asked to speak regarding impact fees and all the concerns with the roads specifically S 5th W and the amount of traffic and if there will be any kind of change or upgrade. Regarding Smith Rd it was removed a from the CIP a while ago because the Rd was party of the county and the city can not collect impact fees on county roads. The road does get annexed in as the development builds. The sewer lagoons are doing amazing. The levels are low and with the manhole linings have helped keep the levels lower.

Regarding the water pressure in the area, Public Works do get a lot of calls for that area and they have check and check the pressure and it does register between 60 80 PSI which is where it should be for the main lines which is where the city is responsible for. From the meter to the house is what the homeowner is responsible for and that is where homeowners could be losing their water pressure.

There was a letter written by Gerald Hann who owns property close to the Blue Yonder development. He wrote a letter regarding Autum Rd. Which Autum Rd does abut up to Blue Yonder and Mr. Hann's property. Autum Rd is not owned by the city or the county. Autumn Rd is owned by all the property owners that live on it. Mr. Hann believes that Autum Rd would help decrease the traffic off of Smith Rd and would like the city and county to keep this road in mind and possibly take ownership in the future.

Legal Counsel Geoff Schroder spoke regarding Autum Rd and the deed. This road is private road and for the benefit of the property owners. IT is not a through road. The only way the city could take over the road would be if all the property owners on Autum Rd would have to annex into the city. The property owners have the right to excluded people from using that road.

Commission Member Rob McCormick motioned to approve PZ-25-10 the rezone to R-4 PUD for Blue Yonder Subdivision as written and to comply with the Keller review in development plans. Commission Member Cristina Drake seconded the motion. The vote goes as follows: Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member McCormick; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

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 ninety-eight (398) 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 seventy-six (376) 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-25-12)

Public Hearing Opened

Brendan McCarthy spoke regarding he spoke with the Mountain Home Highway district and ITD and he believes that we can still get things done and that we need to have both the entities come in and everyone could work together. Why can't we get the experts to come in and give the correct information and that we have a lot of excuses which could be avoided.

Public Hearing Closed

Bonnie Layton with NV5 came up to speak on the report that ITD gave them regarding the Blue Yonder West development. ITD gave the recommendation to but in the south bound turn lane and the requirements. Both the Highway district and ITD were sent notices about the development.

Commission Member William Roeder motioned to approve the preliminary plat for Blue Yonder Subdivision for Open Door Rentals PZ-25-12. Commission Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Roeder; aye, Commission Member McCormick; aye, Commission Member Drake; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Amend R-4 Planned Unit Development – Turner House Depot – Ginn Group**

A request to amend the previously approved Planned Unit Development (PUD) (PZ-21-27) of Tuner House Depot requested by Ginn Group, LLC. The amended plan results in a total of 287 residential units, the original submittal consisted of 288 units, this is a decrease of 1 unit from the original plan. The

amended Turner House Depot will consist of approximately two-hundred and thirty-seven (237) detached single-family homes (an increase of two (2) units from the original approved plan), fifty (50) two-story primarily attached townhomes (an increase of seventeen units from the original approved plan), This development will contain a mix of one- and two-story units and a mix of two- and three- bedroom units. There will be one (1) commercial lot of approximately 10,000 square feet to accommodate a building of roughly 3,200 square feet, this commercial lot will replace the previously approved twenty-two (22) two-story live-work style townhomes as the commercial component. There will be a one-story community building, a common open space with playground, sports courts, dog park, walking paths, and other enhanced green space. In addition, the community building, and main community open space has been relocated to a central location within the community and will be owned and maintained by an HOA. This development is located on the west side of Elmcrest Street and South of NW Marathon Way. (RPA3S06E277205 and Turner House Depot final plat phase 1) (New PUD Application Number PZ-24-31).

Ginn Group gave a little background regarding Turner House Depot and what change they did make. They are adding one commercial pad so a commercial unit could go in there.

Public Hearing Opened

Public Hearing Closed

Commission Member William Roeder motioned to approve the amendment for Turner House Depot R-4 PUD PZ-24-31. Commission Member Cristina Drake seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Amend Preliminary Plat – Turner House Depot – Gin Group**

A request to amend the previously approved Preliminary Plat (PPLAT) (PZ-21-28) of Tuner House Depot requested by Ginn Group, LLC. The amended plan results in a total of 287 residential units, the original submittal consisted of 288 units, this is a decrease of 1 unit from the original plan. The amended Turner House Depot will consist of approximately two-hundred and thirty-seven (237) detached single-family homes (an increase of two (2) units from the original approved plan), fifty (50) two-story primarily attached townhomes (an increase of seventeen units from the original approved plan), This development will contain a mix of one- and two-story units and a mix of two- and three- bedroom units. There will be one (1) commercial lot of approximately 10,000 square feet to accommodate a building of roughly 3,200 square feet, this commercial lot will replace the previously approved twenty-two (22) two-story live-work style townhomes as the commercial component. There will be a one-story community building, a common open space with playground, sports courts, dog park, walking paths, and other enhanced green space. In addition, the community building, and main community open space has been relocated to a central location within the community and will be owned and maintained by an HOA. This development is located on the west side of Elmcrest Street and South of NW Marathon Way. (RPA3S06E277205 and Turner House Depot final plat phase 1) (New PPLAT Application number PZ-24-30)

Public Hearing Opened

Public Hearing Closed

Commission Member Drake motioned to approve the amendment for Turner House Depot Preliminary Plat PZ-24-30. Commission Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Drkek; aye, Commission Member Roeder; aye, Commission Member McCormick; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

22439

*None

DEPARTMENT HEAD ITEMS

* Monthly Building Permit Report – June 2025 and July 2025

*Monthly Code Enforcement Report – June 2025 and July 2025

*Monthly GIS Report – June 2025 and July 2025

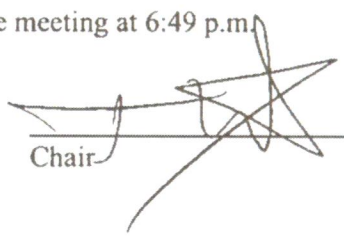
ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:49 p.m.

Chair

A handwritten signature in dark ink, appearing to be 'Kristopher Wallaert', is written over a horizontal line. The signature is stylized with a large, prominent 'K' and 'W'. The word 'Chair' is printed below the line to the left of the signature.