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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, September 16, 2025, at 5:30 PM**

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*Action Item - August 19, 2025, Planning and Zoning Minutes

**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 – Rezone to C-3 Planned Unit Development – Albatross Greens Subdivision – StudioH Architects**

on a request by Studio H Architects on behalf of Ethridge Development, LLC, to rezone to C-3 Planned Unit Development for the proposed Albatross Greens Subdivision. The property is owned by Mark Russell. The rezone to C-3 Planned Unit Development will consist of a total of approximately three point six seven (3.67) acres. The development will consist of twenty-nine (29) total lots, containing twenty-four (24) single-family townhome lots, four common lots, and one restricted lot. The townhomes will be two stories, have individual footprints of approximately 1,375 square feet and include a two-car garage. They will be designed in clusters of 4-5 attached units in a modern and appealing design. The common lots will be owned by the HOA, designated for community space that will include a fire pit, a grill, and open green space, additional parking, and water collection areas. The development is seeking a range of lot size of 2,300-5,300 sq. ft., lots will be approximately 25' wide and 70'-100' deep, with fifteen-foot (15') front yard setbacks, ten-foot (10') rear yard setbacks, interior side setbacks of zero (0) feet, street side yards of fifteen (15) feet, and a maximum building height of thirty feet (30'). A twenty-six foot (26') wide two-way road will serve the property. The road will be private and constructed within the proposed thirty-three-foot (33') easement with a five-foot (5') sidewalk on the east side of the private drive. The development will be designed and landscaped with drought tolerant plantings. This development is in the Special Flood Hazard Area and will be built to the applicable floodplain standards. The parcel of land is located on the south side of East 8<sup>th</sup> North addressed as 2155 East 8<sup>th</sup> North Street, situated south of the golf course, east of the Willow Creek townhomes, west of the Elmore County Sheriff Station, and north of undeveloped land. (RPA3S07E303635) (PZ-25-21 PUD)

**\*Action Item – Preliminary Plat – Albatross Greens Subdivision – StudioH Architects**

on a request by Studio H Architects on behalf of Ethridge Development, LLC, for a Preliminary Plat approval for the proposed Albatross Greens Subdivision. The property is owned by Mark Russell. The Preliminary Plat for the proposed Albatross Greens Subdivision, will consist of a

total of approximately three point six seven (3.67) acres. The development will consist of twenty-nine (29) total lots, containing twenty-four (24) single-family townhome lots, four common lots, and one restricted lot. The townhomes will be two stories, have individual footprints of approximately 1,375 square feet and include a two-car garage. They will be designed in clusters of 4-5 attached units in a modern and appealing design. The common lots will be owned by the HOA, designated for community space that will include a fire pit, a grill, and open green space, additional parking, and water collection areas. The development is seeking a range of lot size of 2,300-5,300 sq. ft., lots will be approximately 25' wide and 70'-100' deep, with fifteen-foot (15') front yard setbacks, ten-foot (10') rear yard setbacks, interior side setbacks of zero (0) feet, street side yards of fifteen (15) feet, and a maximum building height of thirty feet (30'). A twenty-six foot (26') wide two-way road will serve the property. The road will be private and constructed within the proposed thirty-three-foot (33') easement with a five-foot (5') sidewalk on the east side of the private drive. The development will be designed and landscaped with drought tolerant plantings. This development is in the Special Flood Hazard Area and will be built to the applicable floodplain standards. The parcel of land is located on the south side of East 8<sup>th</sup> North addressed as 2155 East 8<sup>th</sup> North Street, situated south of the golf course, east of the Willow Creek townhomes, west of the Elmore County Sheriff Station, and north of undeveloped land. (RPA3S07E303635) (PZ-25-20 PPLAT)

## **VI**

### **NEW BUSINESS**

#### **\*Action Items - Preliminary Plat Extension Request-Kaysa Cruse-10<sup>th</sup> Street Neighborhood Preliminary Plat**

A request by Kaysa Cruse for approval of a preliminary plat extension request of the 10<sup>th</sup> Street Neighborhood Preliminary Plat (PZ-24-47). The Preliminary Plat consisting of 14.37 acres located on South 10<sup>th</sup> East Street (Daniels Road). The plat consists 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.  
(PZ-25-29)

## **VII**

### **OLD BUSINESS**

#### **\* Action Item – Findings of Fact - 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.  
(RP03S06E356610) (PZ-25-11)

#### **\*Action Item – Findings of Fact - Rezone to R-4 Planned Unit Development – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

Findings of Fact following the Public Hearing held on August 19, 2025, on the request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC. On the request rezone to R-4 Planned Unit Development for the Blue Yonder West Subdivision.  
(RPA3S06E354855 and RP03S06E356610) (PZ-25-10)

#### **\*Action Item – Findings of Fact - Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

Findings of Fact following the Public Hearing held on August 19, 2025, on the 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  
(RPA3S06E354855 and RP03S06E356610) (PZ-25-12)

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

Findings of Fact following the Public Hearing held on August 19, 2025, on the request by Ginn Group, LLC. to amend the previously approved Planned Unit Development (PUD PZ-21-27) of Tuner House Depot.  
(New PUD Application Number PZ-24-31).

**\*Action Item – Findings of Fact - Amend Preliminary Plat – Turner House Depot – Gin Group**

Findings of Fact following the Public Hearing held on August 19, 2025, on the request by Ginn Group, LLC. to amend the previously approved Preliminary Plat (PPLAT) (PZ-21-28) of Tuner House Depot. (New PPLAT Application number PZ-24-30)

**VIII**

**DEPARTMENT HEAD ITEMS**

\*Monthly Building Permit Report – August 2025  
\*Monthly Code Enforcement Report – August 2025  
\*Monthly GIS Report – August 2025

**IX**

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

**X**

**FINAL COMMENTS**

**XI**

**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.  
Anyone desiring accommodation for disabilities should contact the City Clerk's Office  
at 208-587-2104 by at least 9:00 AM the morning of the public meeting.**