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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, August 19, 2025, at 5:30 PM**

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*June 17, 2025

**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**

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)

**\*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)

**\*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)

**\*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).

**\*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)

**VI NEW BUSINESS**  
\*None

**VII OLD BUSINESS**  
\*None

**VIII 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

**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.**