



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

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the September 16, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, Cristina Drake, Erika Pedroza, and Kristopher Wallaert.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Building Official Hank Patrick, and Legal Counsel Geoff Schroeder.

MINUTES

*August 19, 2025

Commission Member William Roeder made a motion to approve the August 19th, 2025, minutes. Commission Member Cristina Drake 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 – 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

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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 8th North addressed as 2155 East 8th 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)

Staff Report Given

Todd Lakey Land Use attorney with Borton-Lakey Law representing StudioH Architects gave a presentation regarding Albatross Greens Subdivision proposed development. This parcel does have a portion in the flood way. They development plans to use the flood way zone as open space. This development will be townhomes with attached garages.

Public Hearing Open

Debbie Swearington a citizen that lives in Williwow Creek Townhomes spoke regarding the traffic that would increase on that road.

Jeff Bates a citizen that lives in the Williwow Creek Townhomes and the HOA present spoke regarding the current fence that would separate the two properties. Jeff repairs and maintains the fence and is concerned that he wouldn't be able to access the fence on that side.

Public Hearing Closed

Todd Lakey came back up to address the concerns the citizens have. Traffic is hard to control but for the fence there will be CCNR's in place where the residents cannot put anything on the fence that abuts the Willow Creek Townhomes. The development will have their own fence and will allow Jeff to come over and repair the Willow Creek Townhomes fence.

Commission Member Rob McCormick motioned to approve PZ-25-21 the rezone to C3 PUD for Albatross Greens Subdivision. Commission Member William Roeder seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***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

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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 8th North addressed as 2155 East 8th 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)

Public Hearing Open

Public Hearing Closed

Chairman Krisopher Wallaert mentioned the letter from Keller and Associates regarding the sewer trunk line in the area is reaching its capacity.

Commission Member Cristina Drake asked about the parking in the development. There will be no street parking per the request of the Fire Marshall so the development will be providing parking in other places inside the development plus the driveways to the homes.

Commission Member William Roeder motioned to approve PZ-25-20 the request to approve the Preliminary Plat for Albatross Greens Subdivision. Commission Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Pedroza; aye, Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member McCormick; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

***Action Items - Preliminary Plat Extension Request-Kaysa Cruse-10th Street Neighborhood Preliminary Plat**

A request by Kaysa Cruse for approval of a preliminary plat extension request of the 10th Street Neighborhood Preliminary Plat (PZ-24-47). The Preliminary Plat consisting of 14.37 acres located on South 10th 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)

Commission Member Cristina Drake motioned to approve PZ-25-29 the request to approve the Preliminary Plat Extension for Kysa Cruse. Commission Member William Roeder seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

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)

Commission Member William Roeder motioned to approve the Findings of Facts for Open Door Rentals/Endurance Holdings to Annex and Zone R-4 PZ-25-11. Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***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)

Commission Member William Roeder motioned to approve the Findings of Facts for Blue Yonder West Annex and rezone to R-4 PUD PZ-25-10. Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Pedroza; aye, 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 – 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)

Commission Member William Roeder motioned to approve the Findings of Facts for Blue Yonder West Preliminary Plat PZ-25-12. Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***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).

Commission Member William Roeder motioned to approve the Findings of Facts for Turner House Depot Ginn Group to Amend R-4 PUD PZ-24-31. Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Pedroza; aye, 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 – 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)

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

Chairman Kristopher Wallaert asked Building Official Hank Patrick when the last flood survey was done for that area. Last survey done was March 13, 1994. The new one should be available October 2025.

DEPARTMENT HEAD ITEMS

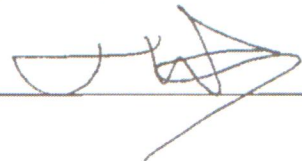
- * Monthly Building Permit Report – August 2025
- *Monthly Code Enforcement Report – August 2025
- *Monthly GIS Report – August 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:06 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, sweeping 'K' and 'W'.