



**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, October 21st, 2025, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the October 21, 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, and Legal Counsel Geoff Schroeder.

**MINUTES**

\*September 16, 2025

Commission Member Cristina Drake made a motion to approve the September 16th, 2025, minutes. Commission Member William Roeder 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 – Conditional Use Permit – Drive up Window - Julie Buckley – 1410 American Legion Boulevard**

on a request for a Conditional Use Permit, by Julie Buckley the owner of the property 1410 American Legion located in the C-3 General Business Zone. Julie Buckley is requesting for approval of a Conditional Use Permit for a Drive-up Window. (RPA3S06E252160) (PZ-25-31)

Julie and Matt Buckley came up and spoke regarding the drive thru window for the new business Sipping Soda. They will be putting in the sidewalk on 14<sup>th</sup> and 4<sup>th</sup>. Currently there is no sidewalk, and this would be great asset to help people safe.

Anita Hill spoke regarding semi's coming to deliver food. Getting in and out of the business. There is a crossing right there that a lot of kids use to get back and forth to school. Anita is afraid this may cause problems.

Public Hearing Closed

Julie and Matt Buckley came back up to address the concerns. Mr. and Mrs. Buckley are asking to deviate and asking that they not be required to put landscaping like trees and shrubs on the American Legion side. Trucks will come off of E 4<sup>th</sup> N and will be a box truck not a big semi and would use the back door to unload. Extension is being asked till June 30<sup>th</sup>, 2026, for the sidewalk and some of the landscaping. With the colder months concrete is hard to pour in the colder months. The asphalt and concrete are the only extension they are asking for and will provide temporary barriers till those two items can be done.

Commission Member Cristina Drake motioned to approve PZ-25-31 provided that a temporary barrier blocking off traffic on N 14<sup>th</sup> E and E 4<sup>th</sup> N. Commission Member Erika Pedroza 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.

**NEW BUSINESS**

\*None

**OLD BUSINESS**

**\* Action Item – Findings of Fact - 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 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)

Commission Member William Roeder motioned to approve PZ-25-21 the request to approve the Findings of Fact for Albatross Greens Subdivision. Commission Member Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**\*Action Item – Findings of Fact - 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 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)

Commission Member William Roeder motioned to approve PZ-25-20 the request to approve the Finding of Facts for Albatross Greens Subdivision. Commission Member Cristina Drake seconded the motion. All in favor; aye. The motioned passed by a unanimous vote.

**DEPARTMENT HEAD ITEMS**

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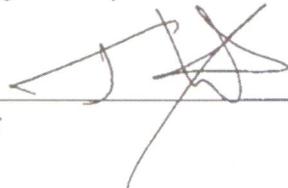
- \* Monthly Building Permit Report – September 2025
- \*Monthly Code Enforcement Report – September 2025
- \*Monthly GIS Report – September 2025

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*None

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 5:55 p.m.

  
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 Chair