



**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, November 19th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallert noted a quorum present and called the November 19, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallaert, Cristina Drake, William Roeder. Phillip Mills was not in attendance.

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

MINUTES

*November 5, 2024

Commission Member Cristina Drake made a motion to approve the November 5th, 2024, 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

*Rod Dudley spoke regarding the department head items he did not see them in the packet he requested. Requested reports regarding EDU's and permits along with PUD's.

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**

Tabled from October 15, 2024 (Tabled till December 3rd, 2024, per applicant's request)

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-24-50)

***Action Item – Rezone to R-4 Planned Unit Development – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings Tabled from October 15, 2024 (Tabled till December 3rd, 2024, per applicant’s request)**

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 sixty-six (366) 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 forty-seven (347) 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-24-49)

***Action Item – Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings Tabled from October 15, 2024 (Tabled till December 3rd, 2024, per applicant’s request)**

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 sixty-six (366) lots, and will provide for a mix of lot sizes ranging from thirty-four (34) to ninety-two (92) feet in width, consisting of nineteen (19) common lots, providing a total of three-hundred and forty-seven (347) dwelling units. 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-24-51)

Commission Member William Roeder made a motion to table PZ-24-50, PZ-24-49, and PZ-24-51 to the December 3rd, 2024, meeting due to the applicant needing to get information to the city. Commission Member Rob McCormick second the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Wallert; aye. The motions passed by a unanimous vote.

NEW BUSINESS

*None

Chairman Kristopher Wallaert spoke about his concerns. After doing research to gather as sitting as planning and zoning commission. On record he would like people to know where he stands on this board. In his research knowing the current infrastructure mainly with the sewer lagoons being at or near capacity with nothing currently being done to improve the situation moving forward with large developments is irresponsible and lacks consideration for the overall success and sustainability of the city. Until there are substantial improvements being made to remedy the situation, I do not feel as it’s in the best interest of the city and its citizens to approve large developments. This doesn’t mean I am against development as I appreciate the application before us tonight. However, until the city makes it a priority to update the current infrastructure new large developments compound problems, I believe it is the commission responsibility to consider the needs of the city and plan thus the Planning and Zoning. With that said I believe it is irresponsible to approve any more large developments until the city prioritizes the infrastructure that needs to address and as a city who is to be following the comprehensive plan, I would like to state the following: Comp plan 3.5 says suitable land and adequate infrastructure must be appropriate and available when marking Mountain Home to potential incoming companies. 3.6 says Evaluate capacities of existing infrastructure and address infrastructure needs and capacities to create shovel ready industrial/commercial projects. 3.10 Identify, evaluate and update current infrastructure, zoning, land use and ordinances to ensure they are conducive to smart growth. 4.7 E says Ensure that no development is granted building privileges unless water, sewer, gas and power availability and capacity can be secured/verified. However, the capacity of the sewer lagoons cannot be secured of verified because of the capacity limit it is at. 6.10 B says tie development approvals to availability of infrastructure, both

existing and proposed. 6.13 says work to ensure that anticipated growth areas are supported with appropriate infrastructure for expansion. 13.1.3 Ensure that development meets the specifications of the municipal sewer system. Maintain a quality resource system for the community and maintain to the highest standards all facilities and community equipment in order to provide reliable service, and update and install new infrastructure when needed. And finally, 13.1.4 to continue proactive planning for existing and future sewer needs of the community in order to provide for orderly and rational extension of sewage facilities. I believe that as a city it would be a bad faith that we continue to write checks we can't cash to developers that come in and we can't sit there and say we have them when we have infrastructure that is in dire need of being taken care of properly.

There was a discussion regarding EDU's and the calculations and how as a board can they approve applications.

There was a discussion about what would the plan be if we ran out of EDU's.

There was a discussion about the future for Mountain Home. With building and allowing for things to be built we will eventually have nothing.

There was a discussion about putting development on hold until things are figured out.

There was a discussion about Planning and Zoning and City Council coming together to be on the same page.

There was a discussion about updating the comp plan.

OLD BUSINESS

*** Action Item – Approve Findings of Fact**

Preliminary Plat – Kaysa Cruse – 10th Street Neighborhood

A request by Kaysa Cruse for the approval of a preliminary plat for the 10th Street Neighborhood. The development will consist 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. (RPA0060010009C) (PZ-24-47)

Commission Member William Roeder made a motion to approve the findings of fact of PZ-24-47. Commission Member Rob McCormick second the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Wallert; aye. The motions passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

- *Monthly Building Permit Report -September 2024
- *Monthly Code Enforcement Report-September 2024
- *Monthly GIS Report-September 2024

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 5:58 p.m.



Chair