



AGENDA

PLANNING & ZONING COMMISSION DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE REGULAR MEETING CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO 160 South 3rd East Street

Live Stream Viewing: <https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, January 20, 2026, at 5:30 PM

I ESTABLISH A QUORUM

II APPROVE MINUTES

*Action Item – December 16, 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

*None

VI NEW BUSINESS

*None

VII OLD BUSINESS

***Action Item – Findings of Fact - Annex and Zone to R-4 Residential – Jadon Schneider**

A request by Jadon Schneider, of Bronze Bow Land, for property owned by Gary and Cameron Aslin, to annex and zone to R-4 a parcel of land (RP04S06E020720) approximately ten point twenty-eight (10.28) acres in size, and that portion of Smith Road that abuts the parcel. (RP04S06E020720) (PZ-25-32 ANX)

***Action Item – Findings of Fact - Preliminary Plat – Aslin Ranch Subdivision - Jadon Schneider**

A request by Jadon Schneider, of Bronze Bow Land, for property owned by Gary and Cameron Aslin, for a preliminary plat for the Aslin Ranch Subdivision. This development will consist of a total of fifty-three (53) lots, forty-four (44) of those lots are designated as single-family homes, and nine (9) designated common lots. The average residential lot size is six thousand three hundred and forty-four (6,344) square feet, varying lot widths and depths to accommodate different house plans and lifestyles, with a density of four-point three (4.3) dwelling units per acre. The applicant is proposing to provide a site amenity in the form of a Bocce Ball or Pickleball Court. The parcel of land is located on the South side of Smith Road, west of SW Besra Drive, and East of State Highway 51. Primary access will be from Smith Road. (RP04S06E020720). (PZ-25-33)

***Action Item – Findings of Fact - Annex and Zone to I-2 Heavy Commercial – City of Mountain Home**

A request by the City of Mountain Home to Annex and to Zone to I-2 (Heavy Industrial) two parcels totaling approximately 272 acres of vacant land. The parcels of land are east of Bypass Road, West of the City of Mountain Home Airport, North of Highway 51 (Airbase Road) and South Bureau of Land Management land, Mountain Home, ID, 83647. (RP03S06E280015 and RP03S06E273150). (PZ-25-39)

VIII DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – December 2025

*Monthly Code Enforcement Report – December 2025

*Monthly GIS Report – December 2025

IX ITEMS REQUESTED BY COMMISSIONERS/STAFF

X DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE ITEMS

***Action Item – Review and Recommendation/comments to Amend the existing Impact Fee Study and Capital Improvement Plans.**

A request to amend the existing Impact Fee Study and Capital Improvement Plan updating the CIP report to clarify the land use assumptions over a twenty (20) year period and establishing timelines for CIP projects as required by State Statute. Review of the proposed amended parks and streets impact fee.

***Action Item – Discussion**

Elmore County Capital Improvement Plan for EMS
Presentation by Elmore County

***Action Item – Discussion/Decision**

Written recommendation/comments to the governing body regarding adoption of the Elmore County CIP for EMS

XI FINAL COMMENTS

XII 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.**