



**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING  
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

**Live Stream Viewing:**

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

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the January 20, 2026, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Erika Pedroza, Rob McCormick, Cristina Drake, William Roeder, and Kristopher Wallaert.

Staff members attending were Senior City Planner Brenda Ellis, and Legal Counsel Geoff Schroeder.

**MINUTES**

\*Action Item - December 16, 2025, Planning and Zoning Minutes

Commission Member Rob McCormick made a motion to approve December 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**

\*Commission Member William Roeder spoke about his college paper regarding the housing affordability in Idaho.

**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**

\*None

**NEW BUSINESS**

\*None

**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)

22530 Commission Member Rob McCormick made a motion to approve the Findings of fact for PZ-25-32 Annex and zone. Commission Member Erika Pedroza seconded the motion. The votes the motion passed by a unanimous vote.

**\*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)

Commission Member Cristina Drake made a motion to approve the Findings of fact for PZ-25-33. Commission Member Rob McCormick seconded the motion. All in favor; aye, the motion passed by a unanimous vote.

**\*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)

Commission Member Rob McCormick made a motion to approve the Findings of fact for PZ-25-39. Commission Member Cristina Drake seconded the motion. All in favor; aye, the motion passed by a unanimous vote.

**DEPARTMENT HEAD ITEMS**

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

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

- \*Financial statements for Impact Fees.

**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.

Collin with TischlerBise the company the City of Mountain Home has used to help with the Amendment of the existing Impact Fee Study and Capital Improvement Plans came to speak on the topic. PowerPoint went over what the Impact Fees are used for. The city wants to update the 2021 Impact Fee Study and bring it up to conformance with the State Statute.

Planning and Zoning Commissions Members agreed to have a Special Meeting Monday January 26<sup>th</sup>, 2026.

Commission Member Cristina Drake made a motion to present their written comments to Brenda no later than January 23<sup>rd</sup>, 2026; to compile all of the comments so they could be presented on January 26<sup>th</sup>, 2026, Special Meeting at 5:30. Commission Member William Roeder seconded the motion. All in favor; aye, the motion passed by a unanimous vote.

**\*Action Item – Discussion**

Elmore County Capital Improvement Plan for EMS  
Presentation by Elmore County

Abby Jermaine the Elmore County attorney out of Boise, along with Alan Roberts who is the EMS director, and James Roddin with Elmore County Land Use and Building Director came to speak regarding the EMS CIP.

**\*Action Item – Discussion/Decision**

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

Commission Member William Roeder made a motion to submit their written comments to Brenda no later than January 23rd, 2026; to compile all of the comments regarding Elmore County EM CIP so they could be presented on January 26<sup>th</sup>, 2026, Special Meeting at 5:30. Commission Member Cristina Drake seconded the motion. All in favor; aye, the motion passed by a unanimous vote.

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 7:00 p.m.

  
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Chair