



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

Live Stream Viewing:

Tuesday, December 16th, 2025, at 5:30 PM

ESTABLISH A QUORUM

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

Commission Member William Roeder was not in attendance.

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

MINUTES

*Action Item - November 18, 2025. Planning and Zoning Minutes

Commission Member Rob McCormick made a motion to approve November 18th, 2025. minutes. Commission Member Erika Pedroza 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 – Annex and Zone to I-2 Heavy Industrial – 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)

Public Hearing Open

Public Hearing Closed

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Commission Member Cristina Drake motioned to approve PZ-25-39, the request to approve Annex and Zone I-2. Commission Member Rob McCormick seconded the motion. The vote goes as follows; Commission Member Pedroza; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – 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)

Jadon Schneider came up and spoke regarding the Annex and Zone to R-4.

Public Hearing Open

Public Hearing Closed

Commission Member Rob McCormick motioned to approve PZ-25-32, the request to approve Annex and Zone. Commission Member Cristina Drake seconded the motion. The vote goes as follows; Commission Member McCormick; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – 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)

Jadon Schneider came up and spoke regarding Aslin Ranch Subdivision.

Public Hearing Open

Public Hearing Closed

Commission Member Erika Pedroza motioned to approve PZ-25-33, the request to approve Preliminary Plat for Aslin Ranch. Commission Member Rob McCormick seconded the motion. The vote goes as follows; Commission Member McCormick; 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 – ANX and Zone to C-4 Heavy Commercial – Gisela Light – 1125 Airbase Road** A request by Gisela Light to Annex and to Zone to C-4 (Heavy Commercial) a parcel of land totaling approximately 1.095 acres. The applicant is seeking annexation to connect to City services of water. The parcel contains a single-family dwelling and multiple accessory structures. The parcel of land is located at 1125 Airbase Road, Mountain Home, ID, 83647. (RP03S06E352540) (PZ-25-35)

Commission Member Cristina Drake motioned to approve PZ-25-35 the request to approve the Finding of Facts. Commission Member Erika Pedroza seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

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DEPARTMENT HEAD ITEMS

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

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE ITEMS

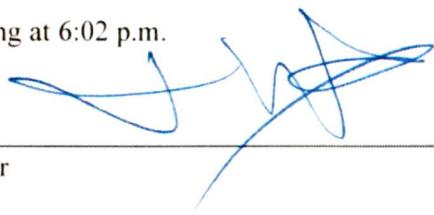
- *General Discussion – CIP Amendment

ITEMS REQUESTED BY COMMISSIONERS/STAFF

- *None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:02 p.m.



Chair