



**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> (this was not recorded)

Tuesday, October 15th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallert noted a quorum present and called the October 15, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallert, William Roeder, and Phillip Mills. Commission Member Cristina Drake 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 – Minutes, September 17th, 2024

Commission Member William Roeder motioned to approve the minutes for September 17th, 2024. Commission Member Rob McCormick seconded the motion. All in favor. 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? –

Rod Dudley reached out to Commission Member Phillip Mills regarding the meeting packet to see if he received it. Commission Member Mills did not reach back out to Mr. Dudley.

PUBLIC HEARING AND ACTION

* **Action Item – Annex and Zone R-4 – Open Door Rentals/Endurance Holdings (Tabled till November 19th, 2024, Meeting Per Applicant)**

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 till November 19th, 2024, Meeting Per Applicant)**

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 till November 19th, 2024, Meeting Per Applicant)**

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 Rob McCormick made a motion to table all three Public Hearing Items till November 19, 2024, Commission Member Phillip Mills seconded the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Mills; aye, and Commission Member Wallert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

***Action Item – Preliminary Plat Extension – April Pust – Colthorp Commons**

A request by April Pust on behalf of Meridian Development for a preliminary plat extension request for the Colthorp Commons Preliminary Plat (PZ-23-74). Colthorp Commons Subdivision development consists of sixty-four (64) attached dwelling units, on individual lots, configured in ten (10), four, five, seven, eight and nine-unit buildings.
(Originally RPA0062000017K, Now parcels RPA0062000017P, RPA0062000017M) (PZ-24-54)

Commission Member William Roeder made a motion to approve the extension for PZ-24-54, Commission Member Phillip Mills seconded the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Mills; aye, and Commission Member Wallert; aye. The motion passed by a unanimous vote.

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

- * Monthly Building Permit Report – September 2024 - None
- *Monthly Code Enforcement Report – September 2024 - None
- *Monthly GIS Report – September 2024 - None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallert adjourned the meeting at 5:35 p.m.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.