



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
160 South 3rd East Street**

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

Tuesday, April 21, 2026, at 5:30 PM

CALL MEETING TO ORDER & ESTABLISH A QUORUM

_____ Commission Member Drake
_____ Commission Member Pedroza
_____ Commission Member Roeder
_____ Commission Member McCormick
_____ Commission Member Wallaert

APPROVE MINUTES

*Action Item – March 17, 2026, Regular Meeting Minutes

RECOGNIZING PERSONS NOT ON THE AGENDA

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?

PUBLIC HEARING AND ACTION

NEW BUSINESS

*None

OLD BUSINESS

***Action Item – Findings of Fact - Conditional Use Permit – High School Expansion - Mountain Home School District**

A request for a Conditional Use Permit for the expansion of the Mountain Home High School specifically to the Mountain Home High School Administrative offices. The applicant is requesting a deviation from city code from fifteen feet (15') to no less than nine feet (9') setback from the E. 4th South front property boundary line. This property is located at 300 S. 11th East Street, Mountain Home Idaho. (RPA013700C001B)

(PZ-26-1)

***Action Item – Findings of Fact - Conditional Use Permit – Drive-thru window - Kasey Thomason**

A request for a Conditional Use Permit by Kasey Thomason, on behalf of and authorized by David Borgholthaus, has applied for a Conditional Use Permit for a Drive-up Window, located on Airbase

Road. Briesta Coffee Company, address 945 Airbase Road is relocating from the existing parcel addressed as 925 Airbase Road to the parcel addressed as 977 Airbase Road. (RPA3S06E350622)
PZ-26-3)

DEPARTMENT HEAD ITEMS

- *Monthly Building Permit Report – March 2026
- *Monthly Code Enforcement Report – March 2026
- *Monthly GIS Report – March 2026

ITEMS REQUESTED BY COMMISSIONERS/STAFF

FINAL COMMENTS

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.**



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

Live Stream Viewing:

Tuesday, March 17th, 2026, at 5:30 PM

ESTABLISH A QUORUM

Commission Member Cristina Drake noted a quorum present and called March 17, 2026, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, William Roeder, Erika Pedroza, Rob McCormick, and Cristina Drake.

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

MINUTES

*Action Item – February 17, 2026, Regular Meeting Minutes

Commission Member Cristina Drake made a motion to approve February 17th, 2026. Commission William Roeder 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? – Chairman Kristopher Wallaert stated for the recorded that he works for the Mountain Home school district but not at the High School so it does not affect him.

PUBLIC HEARING AND ACTION

***Action Item – Conditional Use Permit – High School Expansion - Mountain Home School District**

A request for a Conditional Use Permit for the expansion of the Mountain Home High School specifically to the Mountain Home High School Administrative offices. The applicant is requesting a deviation from city code from fifteen feet (15') to no less than nine feet (9') setback from the E. 4th South front property boundary line. This property is located at 300 S. 11th East Street, Mountain Home Idaho. (RPA013700C001B)

(PZ-26-1)

Albert Longhurst with the Mountain Home School District Director of operations and Brandon Weholt with Design West Architect. Both spoke regarding the remodel for the high school. The remodel is to address some safety concerns; the office area is outdated. The office is right by the front door, with this

remodel it would give more space for the admin, Vice Principle, and Principle. It would also give a more prominent entry. Currently it is a little hard to know what area to go into.

Public Hearing Opened

Don Gust spoke how many people would this help? Hopefully a flat roof is not put on the new part to avoid roof leaks. Hopefully this is not affecting the main school for future expansion. Hopefully if they add on to this part, they can keep building on instead of wasting money.

Public Hearing Closed

Both Albert and Brandon came back up to speak. The public hearing is to request the setbacks be lowered so they can do the expansion. After this expansion, there would be no room to add on to this area of the school which would be along Tiger Alley.

Commission Member Cristina Drake made a motion to approve the Conditional Use Permit for the expansion of the high school in Mountain Home School District PZ-26-1. Commission Member William Roeder seconded the motion. The votes go as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye. Commission Member Pedroza; and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Conditional Use Permit – Drive-thru window - Kasey Thomason**

A request for a Conditional Use Permit by Kasey Thomason, on behalf of and authorized by David Borgholthaus, has applied for a Conditional Use Permit for a Drive-up Window, located on Airbase Road. Briesta Coffee Company, address 945 Airbase Road is relocating from the existing parcel addressed as 925 Airbase Road to the parcel addressed as 977 Airbase Road. (RPA3S06E350622)

PZ-26-3)

Kasey Tomason and John Bideganeta spoke about the project. They are moving 10 feet, and it would be a whole new building.

Public Hearing Opened

Anitia Hill spoke, back when the building was first built, she thought there was something stating that there could not be 2 so close to each other. Anitia thought maybe it was 300 yards; she believes that it was in the minutes somewhere. Legal Counsel Geoff Schroeder said he has not heard that rule.

Don Gust spoke, was wondering if the move and building were going to affect the property line. Would the move affect The Rock Church?

Public Hearing Closed

Kasey and John came back and spoke; there would be a cross-access agreement. Kasey is still working on getting the agreement done. The new building will be brought up to code, and the old one will be torn down.

Commission Member Cristina Drake made a motion to approve action item PZ-26-3 the Conditional Use Permit for Kasey Tomason and Mr. David Borgholthaus. Commission Member Erika Pedroza seconded the motion. The votes go as follows: Commission Member Pedroza; aye, Commission Member Drake; aye, Commission Member Roeder; aye. Commission Member McCormick; and Chairman Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

- *Monthly Building Permit Report – February 2026
- *Monthly Code Enforcement Report – February 2026
- *Monthly GIS Report – February 2026

ITEMS REQUESTED BY COMMISSIONERS/STAFF

- ***Discussion – Update the Future Land Use Map**

Audio did not pick up Senior City Planner and Legal Counsel Geoff Schroeder when they were speaking.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:00 p.m.

Chair

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:)	
)	
CUP: PZ-26-1)	
Applicant:)	DECISION AND
Brandon Weholt)	RECOMMENDATION
%MHSD)	
)	
)	
Applicant.)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on the 17th day of March 2026, for a public hearing, held pursuant to public notice as required by law, on a request for a conditional use permit by Brandon Weholt, on behalf of the Mountain Home School District #193 to expand the existing Mountain Home High School Administrative office space by approximately 1,852 square feet, the property located at 300 S. 11th East Street, Mountain Home, Elmore County, Idaho. The site is in a R-4 Residential Zone. The applicant is requesting a deviation from the Bulk and Coverage controls, Street Side Yard Setback along East 4th South Street of the expansion, reducing the setback from fifteen (15) feet to no less than nine (9) feet.

The Commission having heard from the applicant in support of the application and one (1) person appearing to speak regarding how many people this use would help, if the roof would be flat, and if this expansion would interfere with any future expansion, the Commission being fully advised in the matter, issues the following:

FINDINGS OF FACT

1. The applicant has applied for a conditional use permit to expand the High School Administrative Offices owned by the Mountain Home School District,

(RPA013700C001B), addressed as 300 S. 11th East Street, legally described in Exhibit A, Mountain Home, Elmore County, Idaho.

2. The Owner of the real property for which a conditional use permit is sought has requested so in writing.

- a. Authorization was given to Brandon Weholt, of Design West, by the Mountain Home School District to submit the application for the conditional use permit.

3. The proposed conditional use is for an expansion of the school building. Within this application the applicant also requests a deviation from the Bulk and Coverage controls, Street Side Yard Setback along East 4th South Street, side of the expansion. Exhibit B.

- a. R-4 Zones require a fifteen (15) foot street side yard setback. The applicant is requesting a street side yard setback of no less than nine (9) feet.

4. Notice of public hearing has been given as required by law.

- a. A notification was sent to one hundred and sixty-five (165) property owners within 300 ft. on 2/26/2026.
- b. A notification was sent to twenty-nine (29) Public Entities on 2/26/2026.
- c. Notice of Public Hearing was in the Mountain Home News on 2/25/2026 and 3/4/2026.
- d. Notice of the Public Hearing was posted on the property on 2/26/2026.

5. One person came forward to speak regarding how many people this use would help, if the roof would be flat, and if this expansion would interfere with any future expansion,
 - a. The same number of staff will utilize the expansion area.
 - b. The roof will be a flat roof.
 - c. Future expansion can happen, however after this expansion there would be no room to add on to this area of the school along Tiger Alley.
6. The property is zoned R-4 Residential pursuant to the zoning ordinance of the City of Mountain Home. The property is designated as residential in the duly adopted Comprehensive Plan.
 - a. 9-7-4 Land Use Chart – School/preschool/public, private, parochial and accessory are a Conditionally Permitted use in an R-4 Residential Zone.
7. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section:
 - a. 9-6-10: Public Hearing Procedure and Idaho Code 67-6509
 - b. 9-7-4: Land Use Chart: Drive-up Window
 - c. 9-17-1 Conditional Uses and Idaho Code § 67-6512(d).
8. The existing land uses in the immediate area of the property in question are residential.
9. The proposed conditional use will, in fact, constitute an allowed conditional use in an R-4 Residential Zone, as determined by the Land Use Chart in Chapter 7, of Title 9, Section 4, of the Mountain Home City Code.
10. The proposed conditional use will be in accordance with goals and objectives of the Comprehensive Plan.

- a. Orderly and compatible development.
- b. Tie development approvals to availability of infrastructure.
- c. Encourage in-fill redevelopment with matured areas with readily available infrastructure by allowing reasonable flexibility with setbacks and other appropriate ordinances.
- d. Work with the school districts on the impacts of growth to the school system
- e. Promote high quality school facilities and excellence in educational programs.

11. The proposed conditional use will be designed, constructed, operated, and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area.

- a. Use is an existing use.
- b. The expansion is to the administrative office space at the school.

12. The proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.

- a. This is an existing use at this location.
- b. The expansion is to the administrative office space at the school.

13. The proposed conditional use will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water, and sewer or that the person or entity responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.

- a. The site will have access and parking on South 11th East Street, East 2nd South Street, South 13th East Street, and East 4th South Street.
- b. Water and sewer service is already connected to the exiting building. No additional EDUs shall be assessed to Utility Billing for the expansion.
- c. Site is located within the City Limits allowing for access to fire and police protection.
- d. Stormwater shall be retained on site.
- e. Use has existing disposal services.

14. The proposed conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

15. The proposed conditional use will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors.

- a. The use is an existing use at this location. No operational changes.

16. The proposed conditional use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

- a. The site will have access and parking on South 11th East Street, East 2nd South Street, South 13th East Street, and East 4th South Street.

- b. Parking requirements are met – on street parking

17. The proposed conditional use will not result in destruction, loss, or damage of a natural or scientific feature of major importance.

The Mountain Home Planning and Zoning Commission has applied the applicable state statutes and City ordinances to the facts stated above and based on that makes the following conclusions:

CONCLUSIONS OF LAW

1. The action taken herein does not violate Title 67, Chapter 80 Regulatory Takings of the Idaho Code.
2. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-10: Public Hearing Procedure, 9-7-4: Land Use Chart, and 9-17-1: Conditional Use Permits.
3. The Planning and Zoning Commission voted 5-0 to recommend approval of the proposed Conditional Use Permit Based on the forgoing findings and conclusions, the Mountain Home Planning and Zoning Commission hereby enters its decision and makes its recommendation as follows:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission of the City of Mountain Home having reviewed the staff report, applicant narrative, site plan, and having considered the presentation of the applicant and additional testimony, hereby recommends to the City Council of the City of Mountain Home that the application (PZ-26-1) for a conditional use permit to expand the Mountain Home High School administrative offices located on a parcel addressed as 300 S. 11th East Street, Mountain Home, ID (RPA013700C001B), and the requested deviations for setbacks, be granted, subject to the above requirements along with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.

2. Within one year from the date of issuance of the Conditional Use Permit, the holder of the permit must commence the use permitted by the permit in accordance with the conditions of approval, per City Code 9-17-1(H), unless a one-year extension has been requested in writing and granted by the City Council.
3. Development at this location must comply with State, Federal, and local floodplain standards.

DATED this 21st day of April 2025.

**MOUNTAIN HOME PLANNING AND
ZONING COMMISSION**

Chair

ATTEST: _____
Secretary

Exhibit A – Legal Description

Lots 1-24 in Vacated Blocks C, D, 10, & 11 & Vacated Streets & Alley in College Addition, Mountain Home, according to the official plat thereof recorded in Elmore County, Idaho.

Exhibit B – Site Plan

Exhibit B

S 11TH E

E 4TH S

PROPOSED BUILDING EXPANSION

EXISTING MOUNTAIN HOME HIGH SCHOOL

PROPERTY LINE



Layout Plan
INVESTIGATIVE SCALE: 1" = 10'

- Sheet Notes:**
1. CONSTRUCTION SHALL VERIFY THE CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 2. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 3. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 4. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 5. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 6. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 7. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 8. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 9. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 10. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 11. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.
 12. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION METHOD SHEET FOR ALL CONSTRUCTION.

<p>DESIGN WEST ARCHITECTS, P.A. KENNETH BROWN • WILLIAM W. HARRINGTON KENNETH W. WASHINGTON • ONTARIO S. GREGG 1000 S. 11TH E, SUITE 100 MOUNTAIN HOME, IDAHO 83642 www.designwestpa.com</p>	<p>THE LAND GROUP 100 PM 12003</p>	<p>NOT FOR CONSTRUCTION</p>	<p>MOUNTAIN HOME HS ADMIN. ADD & WINDOWS 300 S. 11TH E, MOUNTAIN HOME, IDAHO 83642</p>	<p>DATE: 01/07/2026</p> <p>SHEET NAME: Design Development Layout Plan</p>	<p>DESIGNED BY: JOHN MARRIOTT 20244</p> <p>CHECKED BY: JOSH MARRIOTT 20244</p> <p>REVISIONS:</p>	<p>NO. OF SHEETS: 2</p> <p>SHEET: C2.10</p>
--	--	------------------------------------	---	---	---	---

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:)	
)	
CUP: PZ-26-3)	
Applicant:)	DECISION AND
Kasey Thomason)	RECOMMENDATION
Drive-up Window)	
Briesta)	
)	
Applicant.)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on the 17th day of March 2026, for a public hearing, held pursuant to public notice as required by law, on a request for a conditional use permit by Kasey Thomason, for a drive-up window located at 945 Airbase Road, Mountain Home, Elmore County, Idaho. The site is in a C-4 Heavy Commercial Zone. The applicant meets all landscape, parking, and setback requirements. The establishment will be Drive-thru and will not have a communications speaker post. Orders are placed at the window. The Commission having heard from the applicant in support of the application and two (2) people appearing to speak regarding the proximity of this use to another similar use within three hundred (300) yards of this location, property boundary issues, the type of construction, and if there were bathrooms. The Commission, being fully advised in the matter, issues the following:

FINDINGS OF FACT

1. The applicant has applied for a conditional use permit for a drive-up window on property owned by David Borgholthaus, (RPA3S06E350622), addressed as 945 Airbase Road, legally described in Exhibit A, Mountain Home, Elmore County, Idaho.

2. The Owner of the real property for which a conditional use permit is sought has granted permission to the applicant in writing, to submit this application for a Conditional Use Permit.

- a. Authorization was given to Kasey Thomason, of Briesta Coffee Company, by David Borgholthaus to submit the application for the conditional use permit.

3. The proposed conditional use is for a drive-up window. The applicant has provided a site plan (Site Plan Exhibit B). There are no deviations from the code. There are no additional requirements regarding off street parking or landscaping.

- a. Notification was sent to sixteen (16) property owners within 300 ft. on 2/20/2026.
- b. A notification was sent to twenty-nine (29) Public Entities on 2/20/2026.
- c. Notice of Public Hearing was in the Mountain Home News on 2/25/2026 and 3/4/2026.
- d. Notice of the Public Hearing was posted on the property on 2/026/2026.

4. The property is zoned C-4, Heavy Commercial Zone pursuant to the zoning ordinance of the City of Mountain Home. The property is designated as Urban Development in the duly adopted Comprehensive Plan.

- a. 9-7-4 Land Use Chart – Drive-up Window is a Conditional use in a C-4 Heavy Commercial Zone.

5. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section:

- a. 9-6-10: Public Hearing Procedure and Idaho Code 67-6509
 - b. 9-7-4: Land Use Chart: Drive-up Window
 - c. 9-9-14: Drive-in Establishments
 - d. 9-17-1 Conditional Uses and Idaho Code § 67-6512(d).
6. Two (2) people came forward to speak regarding the application inquiring about the proximity of this use to another similar use within three hundred (300) yards of this location, property boundary issues, the type of construction, and whether bathrooms were provided.
- a. There is no city code that limits the proximity of a drive-up establishment to another drive-up establishment.
 - b. The structure will not interfere with the adjacent property boundary, as the structure will be situated on one parcel and be ten feet (10') from the property boundary line.
 - c. The new structure will be a permanent structure built on site.
 - d. Bathrooms are provided for staff use.
7. The existing land uses in the immediate area of the property in question are Commercial.
- a. To the East is The Rock Event Center. To the West is Family Dental Care, Movement Mortgage, and Farm Bureau Insurance. To the South is The Richard McKenna Charter High School. To the North is Domino's Pizza, a commercial lot that is currently unoccupied and B Transfer Moving and Storage.

8. The proposed conditional use will, in fact, constitute an allowed conditional use in that zone, as designated in the Land Use Chart in Chapter 7, of Title 9, Section 4, of the Mountain Home City Code.

9. The proposed conditional use will be in accordance with goals and objectives of the Comprehensive Plan and with all the applicable provisions of the Zoning Ordinances.

- a. Business retention and expansion.
- b. Environmentally comparable with nearby surroundings.
- c. Ninety-two percent (92%) of residents want more commercial development.
- d. In-fill development with readily available infrastructure.
- e. Connectivity to existing transportation networks.

10. The proposed conditional use will be designed, constructed, operated, and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area.

- a. No additional site improvements are required.
- b. The applicant has been in contact with Idaho Transportation they have no comments or concerns about the proposal.
- c. This is an existing use on parcel RPA3S06E350615 and is relocating and slightly enlarging the structure to sit entirely on the adjacent parcel, parcel RPA3S06E350622.
- d. The new location will meet all bulk and coverage controls of the C-4 Heavy Commercial Zone.

11. The proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.

- a. Applicant will record a cross-access agreement with the adjacent property owner, for parcels RPA3S06E350615 and RPA3S06E350622
- b. There is no outside speaker for ordering and therefore sound will be kept to a minimum.

12. The proposed conditional use will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water, and sewer or that the person or entity responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.

- a. Access to site is from Airbase Road, and South Haskett Street.
 - i. A cross-access agreement will be provided by the applicant.
- b. Water and sewer service are connected to the exiting building.
- c. Site is located within the City Limits allowing for access to fire and police protection.
- d. Stormwater shall be retained on site.

13. The proposed conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

- a. Existing water and sewer services exist for this business.

14. The proposed conditional use will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons,

property, or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors.

- a. The use is for a Drive-up Window. This is an existing use, and it will not generate additional traffic.
- b. No speaker order system will be used keeping noise to a minimum.

15. The proposed conditional use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

- a. The site will have two accesses from Airbase Road, and one from South Haskett Street.
- b. Applicant will provide a cross-access agreement.

16. The proposed conditional use will not result in destruction, loss, or damage of a natural or scientific feature of major importance.

17. Additional considerations of this use relate to Title 9, Chapter 9, Section 14:

Drive in Establishment.

- a. That the location of the establishment shall not cause an increase of commercial traffic in nearby residential neighborhoods, increase general traffic congestion where congestion problems have been identified, or cause other significant adverse impacts on surrounding public or private property. The advice of the city engineer, and appropriate transportation authority shall be solicited for the purpose of evaluating existing and projected levels of service and the effects of projected turning movements on highway safety; and

- a. The applicant has been in contact with ITD and received correspondence stating that, “since this is an existing business with a similar footprint, ITD does not have any comments or concerns with the proposal.”
- b. The applicant will provide a cross-access agreement.
- b. That the internal circulation on the site provides for pedestrians to walk from parking lots to the lobby entrance(s) without traversing the waiting lane(s) for the drive-up window; and
 - a. This is a drive-thru establishment only. No customers will order from inside the building.
- c. That the waiting lane(s) be of sufficient length to provide for anticipated average monthly peak volumes; and
 - a. Each waiting lane can hold approximately five (5) vehicles.
- d. That design, signage or operational characteristics of the establishment prevent or discourage vehicles from waiting for service on public sidewalks or streets; and
 - a. Bi-directional lanes should prevent or discourage vehicles from waiting for service on a public sidewalk or street. The cross-access agreement will ensure that this use will not be hazardous or disturbing to existing or future neighboring uses, and that the use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

- e. That all communication systems shall not exceed a measurement of allowed decibels at any residential property lines adjoining the site or across the alley from any site as stated in title 7 of this code; and
 - a. No sound system will be utilized. Orders will be taken from the window.
- f. That all lights, including vehicular, and other illuminated materials shall be screened to prevent lighting and glare from falling on adjoining properties; and
 - a. There is landscaping on the west side of the property boundary that is screened with landscape shrubbery to prevent lighting and glare from falling on adjoining property to the west.
 - b. A cross-access agreement with the property owner to east will be recorded.
- g. That the design, operation, and sign characteristics of the project will attempt to minimize air pollution and wasteful consumption of fuel; and
- h. That the use meets all city and Elmore County Central district health requirements for water, sewer, etc. (Ord. 1628, 1-12-2015)
 - a. This building has existing Sewer and Water Service. No additional EDUs are required.

The Mountain Home Planning and Zoning Commission has applied the applicable state statutes and City ordinances to the facts stated above and based on that makes the following conclusions:

CONCLUSIONS OF LAW

1. The action taken herein does not violate Title 67, Chapter 80 Regulatory Takings of the Idaho Code.
2. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-10: Public Hearing Procedure, 9-7-4: Land Use Chart, 9-9-14: Drive-in Establishments, and 9-17-1: Conditional Use Permits.
3. The Planning and Zoning Commission voted 5-0 to recommend approval of the proposed Conditional Use Permit Based on the forgoing findings and conclusions, the Mountain Home Planning and Zoning Commission hereby enters its decision and makes its recommendation as follows:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission of the City of Mountain Home having reviewed the staff report, applicant narrative, site plan, and having considered the presentation of the applicant and additional testimony, hereby recommends to the City Council of the City of Mountain Home that the application (PZ-26-3) for a conditional use permit to operate a Drive-up window located on a parcel addressed as 945 Airbase Road, Mountain Home, Id. (RPA3S06E350622), be granted, subject to the above requirements along with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The use must meet Central District Health requirements.
3. A Cross Access Agreement be provided before operation of the new structure or a timeline as determined by the Commission.
4. Within one year from the date of issuance of the Conditional Use Permit, the holder of the permit must commence the use permitted by the permit in

accordance with the conditions of approval, per City Code 9-17-1(H), unless a one-year extension has been requested in writing and granted by the City Council.

DATED this 21st day of April 2026.

MOUNTAIN HOME PLANNING AND ZONING COMMISSION

Chair

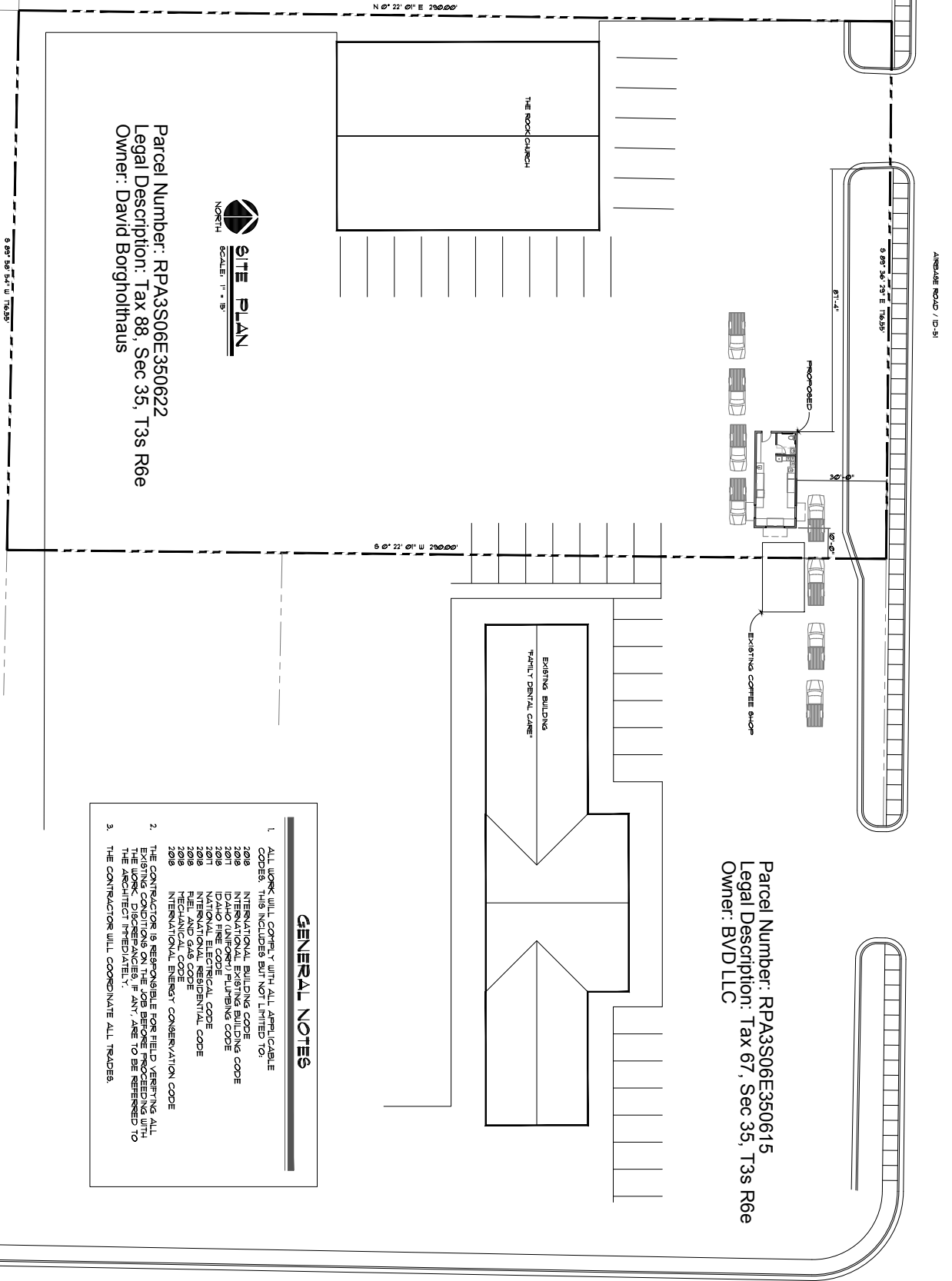
ATTEST: _____
Secretary

Exhibit A – Legal Description

A tract of land lying in the NW1/4NE1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:
Commencing at the Northeast corner of the NE1/4 of Section 35; thence South 0°12'14" West 40.00 feet along the Easterly boundary of Section 35 which is also the centerline of Fifth West Street, to a point; thence North 89°23'09" West 1594.66 feet along a line 40.00 feet Southerly of and parallel to the centerline of State Highway No. 51, Federal Aid Project No. S-3804 (2), to a point being the TRUE POINT OF BEGINNING; thence South 0°35'21" West 290.00 feet; thence North 89°47'46" West 176.55 feet; thence North 0°35'21" East 290.00 feet to a point 40.00 feet Southerly of and parallel to the centerline of State Highway No. 51; thence South 89°23'09" East 176.55 feet to the TRUE POINT OF BEGINNING.

Exhibit B – Site Plan

Exhibit B



GENERAL NOTES

1. ALL WORK WILL COMPLY WITH ALL APPLICABLE CODES. THIS INCLUDES BUT NOT LIMITED TO:
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL EXISTING BUILDING CODE
 2018 INTERNATIONAL FIRE MARSHALERS CODE
 2018 IDAHO FIRE CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL CODE
 2018 MECHANICAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
2. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY.
3. THE CONTRACTOR WILL COORDINATE ALL TRADERS.



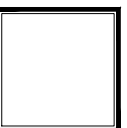
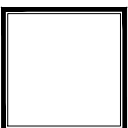
Parcel Number: RPA3S06E350622
 Legal Description: Tax 88, Sec 35, T3s R6e
 Owner: David Borghothaus

6 897' 36" 57" W T3635



DATE: SEP 3, 2023
 JOB NO. 248
 REVISIONS

NEW COFFEE SHOP FOR
BRUE - STA COFFEE COMPANY
 945 AIRBASE ROAD
MOUNTAIN HOME, IDAHO



THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT AND FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS REMAINS WITH CEDAR CREEK. WRITTEN CONTACT WITH THESE PLANS SHALL CONSTITUTE PERMITS MADE BY PROVIDER OF THE ACCEPTANCE OF THE RESTRICTION.

CITY OF MOUNTAIN HOME - BUILDING DEPARTMENT

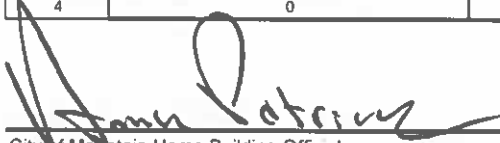
PERMITS ISSUED - March 2026

BP#	Date	Owner	Address	Construction	Value	BP Fee	Misc Fees	Builder	EDU
BLDG-26-75	3/2/2026	Robert Dyck	182 Kings Court	Roof Permit	\$21,930.50	\$349.00	\$0.00	Bartlett Roofing	
BLDG-26-76	3/2/2026	Bill Menhart	260 NE Lightning street	Roof Permit	\$21,741.87	\$349.00	\$0.00	Roger Family Roofing and Exteriors	
BLDG-26-73	3/3/2026	David Montejano	875 Aspen Place	Windows	\$3,514.00	\$97.00	\$0.00	Window World	
BLDG-26-77	3/4/2026	Derek Thornton	1585 East 11th North	Roof Permit	\$18,021.05	\$307.00	\$0.00	Bartlett Roofing	
BLDG-26-81	3/6/2026	Robert Cavern	370 W 12th S #4	New Manufactured Home	\$100,000.00	\$40.00	\$12,943.25	Self	1
BLDG-26-88	3/9/2026	World Finance	570 North 2nd East	C of O	\$0.00	\$40.00	\$23.50	City of Mtn Home	
BLDG-26-67	3/10/2026	Hubble Homes	1581 SW Silverstone Ave	Single Family Residential w/garage	\$127,180.88	\$1,233.65	\$13,683.75	Hubble Homes	1
BLDG-26-65	3/10/2026	Hubble Homes	1582 SW Silverstone Ave	Single Family Residential w/garage	\$176,543.82	\$1,712.48	\$13,683.75	Hubble Homes	1
BLDG-26-66	3/10/2026	Hubble Homes	1586 SW Silverstone Ave	Single Family Residential w/garage	\$183,134.34	\$1,776.40	\$13,683.75	Hubble Homes	1
BLDG-26-86	3/11/2026	James Rouse	1370 SW Kursten Ave	Roof	\$18,000.00	\$293.00	\$0.00	208 Roofing	
BLDG-26-85	3/11/2026	First Congressional Church	515 East 15th North	Roof	\$60,164.00	\$721.00	\$288.40	Point Roofing Vertex	
BLDG-26-98	3/12/2026	Arthur Young	230 Dawn Dr	Roof	\$3,500.00	\$97.00	\$0.00	Local Handyman and Roofing	
BLDG-26-37	3/12/2026	Hayden Homes Idaho LLC	737 SW Mendenhall St	Single Family Residential w/garage	\$135,945.48	\$1,318.67	\$13,683.75	Hayden Homes Idaho LLC	1
BLDG-26-38	3/12/2026	Hayden Homes Idaho LLC	729 SW Mendenhall St	Single Family Residential w/garage	\$151,730.05	\$1,471.78	\$13,683.75	Hayden Homes Idaho LLC	1
BLDG-26-83	3/12/2026	Janice Lambertus	1157 Phelps Dr	Roof	\$15,454.16	\$265.00	\$0.00	Powerhouse Exteriors LLC	
BLDG-26-103	3/13/2026	Marathon Cheese	3000 NW Marathon Way	Roof	\$491,502.00	\$644.00	\$257.60	CentiMark Corporation	
BLDG-26-104	3/12/2026	Dawn Neith	735 Kyle St	Roof	\$12,617.00	\$223.00	\$0.00	Central Valley Roofing	
BLDG-26-84	3/16/2026	John Laako	755 West 12th South	Replacement of 1 patio door	\$7,940.00	\$155.00	\$0.00	Renewal By Anderson	
BLDG-26-87	3/16/2026	Ryan Hall	570 East 2nd North	Sign	\$12,295.00	\$223.00	\$89.20	Yesco LLC	
BLDG-26-108	3/16/2026	Du Palms Management, LLC	960 Gregory Lane	Roof	\$12,000.00	\$209.00	\$0.00	Hawaiian Built Roofing	
BLDG-26-82	3/17/2026	Zachery Wright	1320 Owyhee Drive	shed	\$2,500.00	\$83.00	\$0.00	self	
BLDG-26-109	3/17/2026	Levy Williams	875 North 9th East Street	Fence	\$3,000.00	\$20.00	\$0.00	Self	
BLDG-26-112	3/17/2026	Barbara Thompson	470 East 16th North Street	Detached Garage	\$106,948.27	\$1,033.20	\$0.00	BLDR Construction	
BLDG-26-31	3/18/2026	Hayden Homes Idaho LLC	2015 SW Shaft Ave	Single Family Residential w/garage	\$105,885.28	\$1,027.09	\$13,683.75	Hayden Homes Idaho LLC	1
BLDG-26-105	3/18/2026	Haydne Homes Idaho, LLC	737 SW Mendenhall St	Backflow	\$0.00	\$0.00	\$20.00		
BLDG-26-106	3/18/2026	Haydne Homes Idaho, LLC	729 SW Mendenhall St	Backflow	\$0.00	\$0.00	\$20.00		
BLDG-26-107	3/18/2026	Haydne Homes Idaho, LLC	736 SW Mendenhall St	Single Family Dwelling/Garage	\$188,873.05	\$1,832.07	\$13,683.75	Hayden Homes Idaho, LLC	1
BLDG-26-123	3/18/2026	Curtis Pederson	408 South 2nd East Street	Fence	\$1,200.00	\$20.00	\$0.00	Self	
BLDG-26-121	3/18/2026	Martha Geeson	465 North 7th East Street	Fence	\$1,800.00	\$20.00	\$0.00	Green Pastures, LLC	
BLDG-26-120	3/18/2026	Anita Jungbluth	215 West 15th North Street	Fence	\$3,200.00	\$20.00	\$0.00	Green Pastures, LLC	
BLDG-26-119	3/18/2026	Colette Smith	1725 Castle Way	Fence	\$1,800.00	\$20.00	\$0.00	Green Pastures, LLC	
BLDG-26-118	3/18/2026	Vicent Havrilko	1925 North 6th East Street	Fence	\$1,300.00	\$20.00	\$0.00	Green Pastures, LLC	
BLDG-26-122	3/19/2026	CBH Homes	550 North Haskett Street	Carport	\$24,700.00	\$547.40	\$0.00	CBH Homes	
BLDG-26-95	3/19/2026	CBH Homes	1592 SW Silverstone Avenue	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-96	3/19/2026	CBH Homes	1591 SW Silverstone Avenue	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-97	3/19/2026	CBH Homes	1590 SW Silverstone Avenue	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-141	3/23/2026	Cesar Sotelo	960 North 16th East Street	Fence	\$1,200.00	\$20.00	\$0.00	Self	
BLDG-26-146	3/23/2026	Lesley Lucas	255 South 5th East Street	Roof	\$22,500.00	\$363.00	\$0.00	Tectonic Roofing	
BLDG-26-140	3/23/2026	NC Assets	122 Mountain View Drive	Roof	\$7,301.00	\$153.00	\$0.00	Bob Foss	
BLDG-26-124	3/24/2026	Elmore Property Management	1490/1492 Del Rio	Fence	\$1,600.00	\$20.00	\$0.00	Green Pastures, LLC	
BLDG-26-125	3/26/2026	CBH Homes	2152 N Thunderbolt Street	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-126	3/26/2026	CBH Homes	2182 North Thunderbolt Street	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-127	3/26/2026	CBH Homes	2071 North 7th East Street	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-128	3/26/2026	CBH Homes	2101 North 7th East Street	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-129	3/26/2026	CBH Homes	896 Strike Eagle Street	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-130	3/26/2026	CBH Homes	868 Stike Eagle Street	Backflow	\$1,000.00	\$20.00	\$0.00	Row Landscape	
BLDG-26-148	3/27/2026	SAGE Holden LLC	365 S. 2nd East Street	Fence	\$1,000.00	\$20.00	\$0.00	Self	
BLDG-26-149	3/27/2026	SAGE Holden LLC	365 S. 2nd East Street	Roof	\$3,500.00	\$97.00	\$0.00	Self	
BLDG-26-152	3/27/2026	Kief Catalack	360 North 10th East Street	Fence	\$2,100.00	\$20.00	\$0.00	Self	
BLDG-26-157	3/27/2026	Aidan Shourds	1455 North Haskett Street	Roof	\$8,000.00	\$153.00	\$0.00	Roofing Remains LLC	
BLDG-26-153	3/27/2026	Cindy Sather	685 Willow Drive	Roof	\$18,900.00	\$307.00	\$0.00	Tectonic Roofing	
BLDG-26-89	3/27/2026	Marathon Cheese Corp	3000 NW Marathon Way	Sign Permit	\$19,315.00	\$321.00	\$128.40	Graphic House	

BLDG-26-131	3/24/2026	Walmart	2745 American Legion	Fence	\$28,000.00	\$20.00	\$0.00	All Over Fence	
BLDG-26-113	3/30/2026	CBH Homes	940 SW Jayhawk Street	Single Family Dwelling/Garage	\$97,946.08	\$950.08	\$13,683.75	CBH Homes	1
BLDG-26-111	3/30/2026	CBH Homes	920 SW Jayhawk Street	Single Family Dwelling/Garage	\$154,559.58	\$1,499.23	\$13,683.75	CBH Homes	1
BLDG-26-132	3/31/2026	Hayden Homes Idaho, LLC	728 SW Mendenhall Street	Single Family Dwelling/Garage	\$93,836.53	\$910.21	\$13,683.75	Hayden Homes Idaho, LLC	1
BLDG-26-110	3/30/2026	CBH Homes	900 SW Jayhawk Street	Single Family Dwelling/Garage	\$122,667.09	\$1,189.87	\$13,683.75	CBH Homes	1
Total Permit Values					\$2,605,846.03				
					Fee Totals	\$22,391.13	\$164,291.60	\$186,682.73	12

Total# 57

2025 totals	January - March 2025	January-March 2026				
112	24	45	New Residential Construction	\$1,638,302.18	# permits	12
4	0	0	New Non-Residential	\$134,148.27	# permits	3
			Additions, alterations, & repairs	\$833,395.58	# permits	39
			No value		# permits	3
			Total	\$2,605,846.03		57



City of Mountain Home Building Official



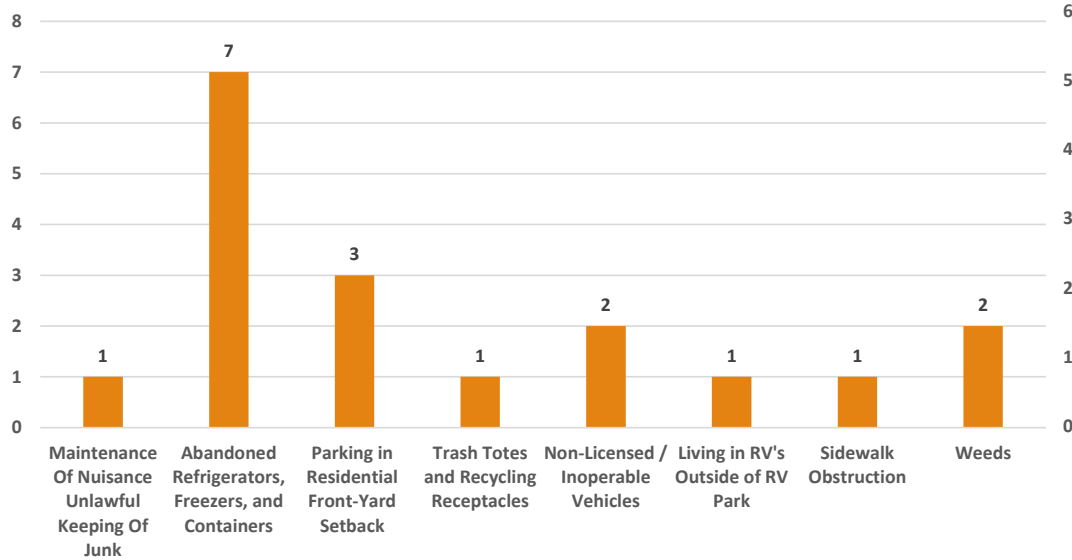
Code Enforcement

Kody Collins

March 2026

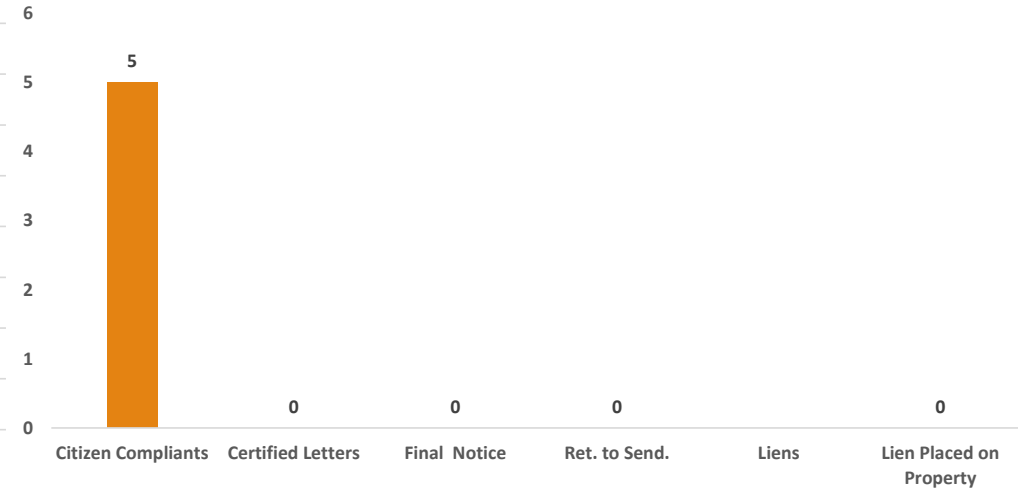
18 Violation Identified

Totals



Violations

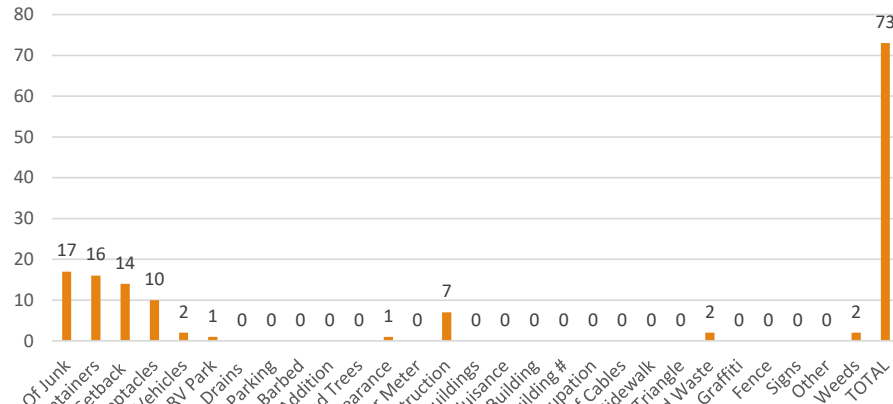
Administrative Actions



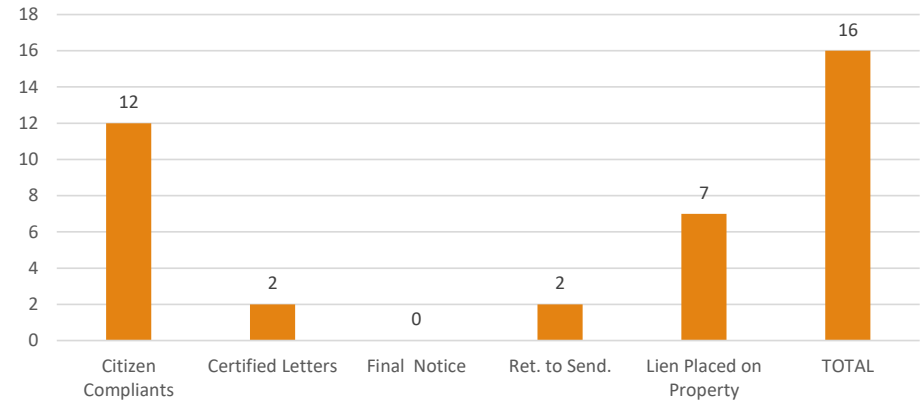
2026 Totals

77 Violations identified as of March 31st 2026

2026 Totals



Administrative actions



Violation



GIS Administrator Monthly Report March 2026:

GIS Mapping:

- 1) Water Backflow Data: Added xx data points xx reviews
- 2) Create map for Public Records Request
- 3) Update Airport Hanger Attribute Table to show all information on each hanger space.
- 4) Add 2ft contour layer to City map
- 5) N 10th East Rebuild Bid drawing
- 6) Update Area of Impact map agreed upon by County Resolution No. 937-25
- 7) Fiber LID 1 hookups recorded on As-Built Map (370 LID 1 Homes)

CAD Drawings:

- 1) Cemetery map updates (30)
- 2) Updated WW layer on CAD map- 114 new service lines added
- 3) Create Stormwater flow direction and storage areas layer.
- 4) Update Area of Impact map agreed upon by County Resolution No. 937-25

DIG-LINE LOCATES:

183 locates +/- 20 min ea. (61 Working Hrs.) 03/01 - 03/31/26

Other/To Do:

- 1) Review legal description of properties (Blue Yonder West 1 drawing plans and Lift Station plans) to be developed and approve on Open Gov.
- 2) Research and provide WW Dept. with names and addresses of property owners who have test wells on their property.
- 3) Civic Plus training for Econ Dev Department.