



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

January 3, 2023
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the January 3, 2023, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Scott Harjo, and Kristopher Wallaert.

Staff members attending were Community Development Director, Brock Cherry, and Assistant City Planner, Chris Curtis.

Legal Counsel, Geoff Schroeder and Public Works Superintendent, Rich Urquidi were not in attendance.

MINUTES

*Action Item – Minutes, December 5, 2022

Commission Member William Roeder made a motion to approve the minutes for December 5, 2022. Commission Member Scott Harjo 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)

* 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 – Conditional Use Permit (CUP) - Jordan Larmay

A Conditional Use Permit to allow an event center located at 275 East 4th North St. (RPA0090005013B)
PZ-22-105

Community Development Director, Brock Cherry, gave the staff report. This use is in the C-2 Downtown Zone. This land use requires a conditional use permit. An event center downtown is appropriate as an economic driver. There are no parking requirements as this location is in the downtown overlay area. It is not believed there are any potential adverse effects to surrounding properties. The conditional use permit is for the portion of the building the applicant occupies. Any expansion would require another public hearing to modify the approved conditional use permit. There have been no negative comments regarding this application from any public entity.

The applicant Jordan Larmay came forward to represent the application. Jordan currently is a full-time wedding planner and commercial and residential cleaner. Jordan feels Mountain Home needs an event space to host small scale events.

Public Hearing Opened

Public Hearing Closed

Events with alcohol must be provided by a licensed vendor to provide the service. Eventually Jordan will apply for their own beer and wine license. There are approximately four parking spaces on the side and at least ten spaces in the front of the building. There are no off-street parking requirements for this zone.

Commission Member Cristina Drake made a motion to approve the conditional use permit application, provided they follow all the requirements stated by City and State laws. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

***Election of Chairperson and Vice-Chairperson**

Commission Member Travis Eikeness made a motion to approve the nominations of Kristopher Wallaert as Chairperson and William Roeder as the Vice-Chairperson. Commission Member Scott Harjo seconded the motion seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Wallaert; aye Commission Member Roeder; aye, and Commission Member Eikeness; aye. The motion passed by a unanimous vote.

OLD BUSINESS

***Action Item – Approve Findings of Fact**

Vacation Application (VAC) – Lee Young - Albertsons Companies Inc.

To Vacate Right-of-Way (ROW) seven (7) feet from the rear of the building removing existing ramps from the ROW and allowing for expansion of the property located at 528 N. Main St. (RPA3S06E253850).

PZ-22-100

Legal Counsel gave the Commission an updated Findings of fact. The changes made to the document removed the language that inferred that the vacated land would go directly to Albertsons as City Council will need to make that decision.

Commission Member Scott Harjo made a motion to approve the Findings of Fact for PZ-22-100. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Approve Findings of Fact**

Conditional Use Permit (CUP) - Lee Young - Albertsons Companies Inc.

A Conditional Use Permit to allow the expansion of a nonconforming building or structure (allowing zero rear-yard building setback in a C3 zone.) located at 528 N. Main St. (RPA3S06E253850).

PZ-22-101

Commission Member Cristina Drake made a motion to approve the Findings of Fact for PZ-22-101. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

* November 2022 – Code Enforcement Report-None

* November 2022- Building Permit Report-There was an inquiry regarding fees on permit number 22-0591. The fees are impact fees.

Mr. Cherry mentioned the City Council meeting scheduled for January 9, 2023, will have an appeal by United regarding their street impact fees. It would be beneficial to have the Commercial Street Impact Fees to have a diversity of uses as that fee is based off of trip count. Different uses have different trip counts and without classifications by Code it can only be administered one way unless an entity asks for an individual assessment. This is something he would like to fix, to prevent having individual assessments due to the amount of time and cost associated. In addition, there has been no new application for hearing items, therefore, he would like have the joint meeting with City Council on the zoning title amendment for outright permitted uses on February 6, 2023.

There was a brief conversation regarding residential sales and applications that may be coming up on their expiration dates.

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

ADJOURN

Chairperson Wallaert adjourned the meeting at 6:25 p.m.

Chair

A handwritten signature in black ink, appearing to be 'F. Wallaert', is written over a horizontal line. The signature is stylized and somewhat abstract.