



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

September 20, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the September 20, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Nancy Brletic, Deedee Devol, William Roeder, Mark Sauerwald, James Eskridge and Travis Eikeness

Staff members attending were Community Development Director, Brock Cherry, Public Works Director, City Attorney Geoff Schroeder, and Administrative Assistant, Brenda Ellis.

Chairperson gave an apology.

MINUTES

*Action Item - September 7, 2021

Commission Member James Eskridge made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on September 7, 2021. Commission Member William Roeder seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; aye. Motion passed by a majority vote.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

***Action Item-Recommendation on a request by Dustee Woolstenhulme for a Conditional Use Permit for a drive-up window (PARCEL RPA01060020020). Application: PZ21-0039**

Commission Member James Eskridge made a motion to approve the Findings of Fact. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Sauerwald; abstained, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Roeder; aye, and Commission Member Eskridge; aye. Motion passed by a majority vote.

***Action Item-Recommendation on a request by Garold Maxfield for a Preliminary Plat for 8th Street Station Subdivision, consisting of 44 buildable townhome lots and 8 common lots (PARCELS RPA3S06E351144 & RPA3S06E351143) located at 650 West 8th South Street.**

Application: PZ21-0041

Commission Member William Roeder made a motion to approve the Findings of Fact. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Sauerwald; abstained, Commission Member Devol; aye, Commission Member Planning & Zoning Minutes

Brletic; aye, Commission Member Roeder; aye, and Commission Member Eskridge; aye. Motion passed by a majority vote.

***Action Item-Recommendation on a request by Kari Stockwell for a Conditional Use Permit to operate an Event Center to be located at 170 North Main Street (PARCEL RPA0090002008AA).
Application: PZ21-0035**

Commission Member James Eskridge made a motion to approve the Findings of Fact. Commission Member Travis Eikeness seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Sauerwald; abstained, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Roeder; aye, and Commission Member Eskridge; aye. Motion passed by a majority vote.

***Action Item-Recommendation - A request for a Zoning Title Amendment to amend Title 9, Chapter 16, Section 11: Final Plat: (D). Submittal of Final Plat, (E). Administrative Review, (F). Approval of Subdivision Plat, (G). Approval Period.
Application: PZ21-0042**

There were concerns regarding item F from the Commission. According to Mr. Cherry the Commission wanted to potentially have a discussion with City Council and legal counsel concerning the best process possible. That has been included into the findings of facts, so City Council will see that Planning and Zoning has asked for that meeting, and therefore the Council can decide if they want to have that meeting or decide on their own.

Commission Member James Eskridge made a motion to approve the Findings of Fact. Commission Member Travis Eikeness seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Sauerwald; abstained, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Roeder; aye, and Commission Member Eskridge; aye. Motion passed by a majority vote.

***Action Item-Discussion Decision – Tabled from 09-07-2021 on a request for a Zoning Title Amendment to amend Title 9, Chapter 16, Section 11: Final Plat: (F). Approval of Subdivision Plat.
Application: PZ21-0042**

This item was included in the Findings of Fact above and is postponed until further notice.

***Discussion-Accessory Dwelling Units**

- **Accessory Dwelling Unit Survey**

Roberts Rules of Order were suspended. Those who wished to participate signed in on the sign-in sheet. There was a round table discussion that included the Commission, Staff, Legal Counsel, and the citizens at the meeting. The topics centered around the need of accessory dwelling units and how to regulate them if they are allowed to include, taxation, off street parking, lot size, limit living space, rental use or owner use only, permanent structure requirement, commercial use allowed or not, separate water and sewer connections, Public Hearing required or permitted in certain zones, enforcement, and the continued concern regarding water sustainability. A definition is needed for Accessory Dwelling Unit. It was suggested to get City Codes from outlying cities for accessory dwelling units. Plats may be able to state no accessory dwellings as an option. Positive reasoning for allowing accessory dwelling units is that they provide a space for aging family members, starter units, and will aid to decrease the housing shortage utilizing existing infrastructure that is already in place. A draft ordinance will be drawn up.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

Planning & Zoning Minutes

- *Monthly Building Permit Report – August 2021-None
- *Monthly Code Enforcement Report – August 2021-None

ITEMS REQUESTED BY COMMISSION/STAFF

*None

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 7:08 p.m.

Chair

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