



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

May 17, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the May 17, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Nancy Brletic, Mark Sauerwald, Deedee Devol, William Roeder, Travis Eikeness and James Eskridge.

Staff members attending were Community Development Director Brock Cherry, Administrative Assistant Brenda Ellis and Public Works Director Richard Urquidi.

MINUTES

*May 3, 2021

Commission Member Nancy Brletic made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on May 3rd, 2021. Commission Member Deedee Devol 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 unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

*Action Item-Discussion/Decision and request to sign.

A request by Larry Hyatt to Vacate a portion of West 8th South Street, Mountain Home, ID, that runs partially through and dead ends on his parcel of land addressed as 380 West 7th South Street. (RPA3S06E363200A) (PZ21-0021)

Community Development Director, Brock Cherry, gave the staff report

This is a request to vacate an access easement. There are no issues regarding the Master Transportation Plan and the Public Works Director did not see any adverse effects of traffic in this area if the roadway area is vacated. There is no plan to punch West 8th South Street through. The estimated area to be vacated is a strip of land approximately 80' wide by 221' long.

Mr. Hyatt came forward and agreed with Mr. Cherry's summation of the proposed vacation.

Public Hearing Opened

Mr. Phillip Seibel of 800 South 3rd West B Street came forward. His property abuts West 8th South just East of Mr. Hyatts' property. He felt that West 8th South Street is in bad shape and wanted to know what would be done with the remainder of the street after it is vacated.

Mr. David Ascuena of 4020 South Main Street came forward. He represents the Mountain Home Irrigation District. They are not opposed to the vacation of the street. This property as a whole has an easement for the canal on the west side of the parcel. He noted that the passage way could not be obstructed. The canals are cleaned with fire in the spring and recommended anything built close be fireproof.

Public Hearing Closed

Public Works Director, Richard Urquidi addressed the road way plans for West 8th South. There are no current plans for that road. Any development to Mr. Hyatt's property would require paving the road, curb, gutter and sidewalk.

There was discussion regarding the canal.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council to approve the Vacation request by Larry Hyatt as requested. Commission Member Mark Sauerwald 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 unanimous vote.

NEW BUSINESS

*None

Chairperson Kristopher Wallaert suggested for bigger developments, the possibility of putting in language and policy for an informational session, to include the public and developer. For instance, if there was a specific limit to the number of houses developed, number of acreage, etcetera. Nothing is done that night it is informational only. At the next scheduled meeting, we discuss the matter. Most members felt this was a good idea. Mr. Cherry will look at putting some language together for an ordinance. There was concern regarding the verbiage in the Code and Comprehensive Plan being vague and contradictive, specifically regarding growth. It was suggested the notification area be expanded to 500 to 1000 feet as well as put the hearing dates on the new City sign.

It was recommended to put on the Agenda a round table discussion for individual concern or statements. Staff will verify what the scope of comments can be.

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

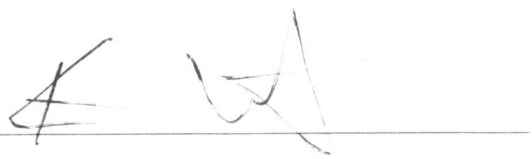
*Monthly Building Permit Report-April

*Monthly Code Enforcement Report-April

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 6:39 p.m.

Chair

A handwritten signature in black ink, appearing to be 'K Wallaert', written over a horizontal line.