



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

September 4, 2018
6:00 PM

ESTABLISH A QUORUM

Chairperson Dennis Belt noted there was a quorum present and called the September 4, 2018, Regular meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Josh Dison, Nancy Brletic, Mary Miracle, James Eskridge, and Ralph Binion. Commission Member Deedee Devol, was absent.

Staff members attending were Building Official Mike McCain, Administrative Assistant Brenda Ellis and Attorney Jay Friedly.

MINUTES-

June 18, 2018

Commission Member Mary Miracle made a motion to approve the minutes for the Regular Planning and Zoning Meeting held on June 18, 2018. Commission Member Josh Dison seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; declined vote due to absence. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

* Discussion/Decision-Ordinance Change-enacting New Section 9-6-7: Lot Line Adjustments

Public Hearing Open

Administrative Assistant Brenda Ellis read the Staff Report.

Commission Member Josh Dison asked, "Is the main purpose of this to separate Lot Line Adjustment from Lot Splits? Does it make it easier to make those small lot line adjustments verses the same process for Lot Splits?" Mike McCain stated, "It is basically the same process. The new process allows for the Developments Services to approve the adjustment after the procedures have been completed." Commission Member Ralph Binion stated, "The process will still have to meet the same requirements before it could be approved." Mike McCain said, "Yes, the same requirements will have to be met, except this change will allow it to be done administratively." Commission Member Josh Dison stated, "So we will have to repeal and replace this Ordinance?" Administrative Assistant Brenda Ellis stated, "No. For this Ordinance we are enacting a new section, but Ordinance 9-6-8 will be repeal and replace."

Commission Member Mary Miracle made a motion that the Planning and Zoning Commission recommends to the City Council of the City of Mountain Home that they approve the enactment of

Planning & Zoning Minutes

Page 1 of 3

Ordinance 9-6-7: Lot Line Adjustment. Commission Member Ralph Binion seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

*Discussion/Decision-Ordinance Change-Repeal 9-6-8: Letters of Information/Lot Splits and Enacting New Section 9-6-8: Minor Division of Lands

Public Hearing Open.

Administrative Assistant Brenda Ellis read the Staff Report.

Commission Member Ralph Binion asked, "Do we have any documents that deals with parcels created after 1994?" Mike McCain stated, "I will have to investigate this further to determine the reasoning to that." Commission Member Josh Dison asked, "It says that one parcel can be divided into four parcels, is that if it has not been split previously? Mike McCain stated, "Yes". Commission Member Josh Dison continued, "Then those new parcels will have frontage and size requirements?" Mike McCain stated, "There are size, frontage and additional zone requirements. All the same requirements that would be on any other type of lot split or subdivision would apply according to zone." Chairman Dennis Belt asked, "Can we have a determination on the issue of parcels prior to 1994?" Mike McCain stated, "Yes".

Commission Member Ralph Binion made a motion to table the repeal and replace section of Ordinance 9-6-8: Minor Division of Lands until the next Planning and Zoning Meeting so that staff can obtain the information regarding the regulations pertaining to the parcels created prior to January 20, 1994. Commission Member James Eskridge seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*Discussion/Decision-letter of Information/Lot Line Adjustment. Roy Brown-921 Airbase Road and Vacant Lot to the West.

Lonnie Black came forward to speak with regard to the lot line adjustment. Lonnie gave a brief history of the properties and future plans for those properties.

Administrative Assistant Brenda Ellis read the Staff Report

There were multiple overlapping conversations in the recording making it inaudible.

Commission Member Ralph Binion asked, "The new Ordinance that we approved will allow this type of application to be approved by staff now?" Mike McCain stated, "Yes".

Commission Member Mary Miracle made a motion that the Planning and Zoning Commission recommends to the City Council that they grant the application by Roy Brown for a Lot Line Adjustment to adjust the boundaries as shown in the survey reducing the size of the property commonly known as 921 Airbase Road and increasing the size of the adjacent vacant property to the west by 49.15 feet. Commission Member Ralph Binion seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

It was noted that the applicant is actually REB Family Trust.

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – June and July 2018

* Monthly Code Enforcement Report – June and July 2018

Commission Member James Eskridge mentioned a potential Code Violation at 235 East 14th North Street.
Commission Member Josh Dison asked about the Walmart remodel.

ITEMS REQUESTED BY COMMISSION/STAFF

*None

RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Chairperson Dennis Belt adjourned the meeting at 6:22 p.m.

Chair

A handwritten signature in black ink, appearing to read "Dennis R. Belt", is written over a horizontal line.