



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

October 7, 2019
6:00 PM

ESTABLISH A QUORUM

Commission Member Nancy Brletic noted there was a quorum present and called the October 7, 2019, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Topher Wallaert, Deedee Devol, Nancy Brletic, Mary Miracle and Ralph Binion.

Commission Member Dennis Belt was not in attendance.

Commission Member Binion and Richard Urquidi came in late.

Staff members attending were Building Official Mike McCain, Administrative Assistant Brenda Ellis, Attorney Geoff Schroeder and Public Works Director Rich Urquidi.

MINUTES-

September 16, 2019

Commission Member Topher Wallaert made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on September 16, 2019. Commission Member Mary Miracle seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Miracle; aye and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

* None

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – September 2019-None

*Monthly Code Enforcement Report – September 2019-None

ITEMS REQUESTED BY COMMISSION/STAFF

*Discussion – 9-7-4 Land Use Chart changes.

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Geoff Schroeder presented the Land Use Chart, explaining that the I-1 and I-2 zones are inconsistent. The potential changes are within the guidelines of the Comprehensive Plan. The Land Use Chart allows for certain uses in specific zones. The uses are either Permitted, allowed by Conditional Use or blank (not permitted). If the use is not listed, you try to find a similar use that is permitted or conditional use. Over the past few months we have had a couple inquiries within the I-2 Zone. After viewing the I-2 list it was noticed that there are some inconsistencies in the chart. There are some retail sales type uses that are permitted in the Industrial Zone and other retail sale type uses that are prohibited and yet others that are conditional. There some walk in retail operations that are allowed and other walk in retail that is prohibited. In the chart there are noted suggested changes that are marked with a P and an underline. The Chart as it exists now permits some uses that are very similar to other uses that are prohibited. Another important issue is the limited scope of the area to which it applies. There are problems with terminology the best the staff can do is try to interpret the use and make it mesh with what is listed. Some of these things aren't explicitly defined in the definitions section of the Code. It would be beneficial to have definitions to clear up the confusion to the uses. Half of the stuff that is prohibited in the I-2 Zone I could not come up with a good reason as to why it is prohibited. The I-2 Zone in Mountain Home is a small area and is poorly developed and people are very limited in what they can do with it. The more uses to which that property can be put the more economic benefit can be derived by the City. It is certainly consistent with the Economic Development Goals of the Comprehensive Plan. The Plan seeks to ensure there is adequate land and infrastructure, for new businesses to locate within the community, including zoning sufficient areas which are suitable for economic growth and to evaluate the zoning regulatory practice to ensure there are no unnecessary impediments. The chief question is, are those impediments in terms of prohibited uses necessary or unnecessary to preserve the I-2 Zone? Looking at those places I don't see how permitting the uses in the updated chart would cause any problems in the I-2 Zone. Conditions can be added based on performance standards. Most of the more heavy industrial uses require a conditional use permit to ensure that it does not offend other people. As we look at the map and look at the area it encompasses there a limited number of uses because of where they are. This will provide a broader swath of uses to which a building can be put. Some types of zoning run in a spectrum of intensity. The idea is that the most intensive use is restricted to I-2. Everything permitted in I-1 could also be permitted in I-2. The most offensive things are only permitted in I-2 and maybe conditional and others prohibited. I-2 zones are limited in area. With cumulative zoning like this proposal is attempting to do you add conditions to the more intensive uses. This will be brought forward at the next meeting for further discussion.

It was discussed that it may be beneficial to rezone the area coming into town between Highway 30 and the railroad tracks to C-4 Zone.

RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Commission Member Nancy Brletic adjourned the meeting at 7:12 p.m.

Chair Nancy Brletic