



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

Live Stream Viewing:

<https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, February 20th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Vice-Chairperson William Roeder noted a quorum present and called the February 20, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, William Roeder, Cristina Drake, Travis Eikeness.

Commission Member Wallaert was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Chris Curtis Public Works Director, Paul Fitzer with MSBT Law, and Besty Hiddleston recorded the meeting.

MINUTES

*Action Item – Minutes, February 6, 2024

Commission Member Cristina Drake made a motion to approve the minutes for February 6, 2024. Commission Member Travis Eikeness 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) - None

* 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 – Amend an existing Conditional Use Permit – Off Premise Sign**

Applicant – Ron Cox

A request to amend an existing Conditional Use Permit for off-premises signs. Ron Cox has applied to amend an existing Conditional Use Permit (PZ-22-52) to allow for a 10' x 3' digital sign in addition to the two approved 15' x 6' Off-premises single-faced advertising signs located at 404 North Main Street, Mountain Home, ID. (RPA009000A001A)

Application: PZ-24-5

Senior City Planner, Brenda Ellis, gave the Staff Report.

Public Hearing Opened.
Public Hearing Closed.

Commission Member Drake started a discussion about why there is not a second conditional use permit being issued. Senior City Planner Brenda Ellis explained because it is on the same property, they just need to amend the conditional use permit.

Commission Member Travis Eikeness motion to approve amending the existing Conditional Use Permit (PZ-22-52) to allow for an off-premises digital sign located at 404 North Main with the condition that ITD approves and signs off on the sign. Commission Member Rob McCormick seconded the motion. The vote is as follows: Commission Member Drake; aye, Commission Member McCormick; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

***Action Item – Amend an existing C-4 Planned Unit Development (PUD) (PZ-23-37)**

Applicant – Teran Mitchell, TKM Architecture.

A Request to amend the previously approved C-4 Planned Unit Development for Airbase Commons. The request asks to increase the number of residential lots from eleven (11) to Forty-four (44). The total number of residential units remains the same.

The site location is bounded by Highway 67 (Airbase Road) to the North, and Highway 51 (S 18th W Street) to the East.

PZ-23-89

Senior City Planner, Brenda Ellis, gave the Staff Report.

Developer Mike Freer spoke about why they were amending the existing plan and what his new vision was. Commission Member Eikeness asked Mike about each unit having its own water, sewer, and trash. Teran Mitchell with TKM Architecture spoke to the Commission Members about the changes regarding the size of the lots.

Public Hearing Opened.

Don Gust came up and spoke asking how many ways in and out for this project. Commission Drake explained that they were not changing that part and there are still two enter and exit points.

Public Hearing Closed.

Vice Chairman William Roeder asked Mr. Mitchell and Mr. Freer to come back up to ask the question of how the build is out going to be done since they are adjoined. Mr. Mitchell explained that all units will have to be done before they can get a Certificate of Occupancy.

Commission Member Eikeness asked Mr. Mitchell since there is no sidewalk on the side of Airbase Road if the school district was reached out to about picking kids up there for a bus stop. Mr. Mitchell explained he reached out to Caldwell Transportation, the school bus company, and they said they do not need one at this time.

Commission Member Travis Eikeness motion to approve the request to Amend an existing C-4 Planned Unit Development (PUD) (PZ-23-37) Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

***Action Item – Amend an existing Preliminary Plat (PLAT) (PZ-23-40)**

Applicant - Teran Mitchell, TKM Architecture.

A request to Amend the previously approved Airbase Commons Preliminary Plat. The request asks to increase the number of residential lots from eleven (11) to Forty-four (44). The total number of residential units remains the same. The total number of lots increases from thirteen (13) lots to forty-six (46). The site location is bounded by Highway 67 (Airbase Road) to the North, and Highway 51 (S 18th W Street) to the East.
PZ-23-87

Senior City Planner, Brenda Ellis, gave the Staff Report

Public Hearing Opened.
Public Hearing Closed.

Commission Member Cristina Drake motioned to approve Amend an existing Preliminary Plat (PLAT) (PZ-23-40) Commission Member Rob McCormik seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member McCormik; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*Discuss – Review of City Ordinances

Vice Chairman Roeder put on hold till next meeting when all commission members will be there.

DEPARTMENT HEAD ITEMS

*None

Vice Chairman Roeder asked about building permits and if we have had a lot of permits coming in. City Planner Nicole Coffey explained we have had a lot applied for CBH just dropped off checks to start new construction on residential houses in Morning View Subdivision.

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Vice Chairperson William Roeder adjourned the meeting at 6:00 p.m.

Chair



