



**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, April 2nd, 2024, at 5:30 PM**

**ESTABLISH A QUORUM**

Vice Chairperson William Roeder noted a quorum present and called the April 2, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Cristina Drake, and William Roeder and Legal Council Geoff Schroeder.

Commission Member Kristopher Wallert and Commission Member Travis Eikeness were not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Public Works Director Chris Curits, and Besty Hiddleston recorded the meeting.

**MINUTES**

\*Action Item – Minutes, March 19th, 2024

Commission Member Cristina Drake made a motion to approve the minutes for March 19, 2024. Commission Member Rob McCormick 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 – Preliminary Plat – Axtell Subdivision Applicant – Sharolynn Hammond A request to approve the Axtell Subdivision Preliminary Plat. The plat consists of forty lots, including twenty-nine single-family lots, eight duplex lots, and three common lots. The development will provide forty-five (45) dwelling units at complete build out. The site is just east of Colonial Estates Subdivision on the east side of South 10<sup>th</sup> East Street, and West of Highway 30.

(RP03S06E368070, RP03S06E368080)

**Application: PZ-24-7**

Senior City Planner Brenda Ellis gave the staff report regarding Axtell Subdivision.



Daniel Sharp representing the owner and developer of the property spoke regarding property lines and the survey that was done. One survey did not match up with the existing legal description because the fence was originally the property line. Due to the error on the survey, it did cause a ten (10) foot overlap which caused the issue to not being annexed in. There are some buildings that overlap the property line. The errors are in the work, of being corrected and updated with the county so they can provide the updated PLAT to the Planning and Zoning department then come back to the Planning and Zoning Commissioners.

Public Hearing Opened.

Mrs. Louis Vallard spoke regarding her property that lines up with the Axtell Subdivision project and her concerns. The street width is a concern because with the new subdivision it will bring it closer to her boundary line. As an elderly lady she is worried because she can't take care of her yard and she does get weeds and can't keep up with them. Mrs. Vallard would like a written notarized letter that they will put a security fence up.

Public Hearing Closed.

Commission Member Rob McCormick motioned to table PZ-24-7 Axtell Preliminary Plat till April 16<sup>th</sup>, 2024. Commission Member Cristina Drake seconded the motion. All in favor aye.

#### **NEW BUSINESS**

##### **\* Action Item – Preliminary Plat Extension Request – Fall Creek**

April Pust is requestion approval for an extension on the Fall Creek Subdivision Preliminary Plat  
Application: PZ-24-13

Senior City Planner Brenda Ellis gave a staff report.

Mike Freer discussed why they were asking to extend the Preliminary Plat.

Commission Member Cristina Drake motioned to approve PZ-24-13 to extend the Fall Creek Subdivision Preliminary Plat. Commission Member Rob McCormick seconded the motion. All in favor it aye. The motion passed unanimously.

#### **OLD BUSINESS**

\*Discuss – Review of City Ordinances

Review of land use chart was tabled till the next Planning and Zoning Meeting on April 16<sup>th</sup>, 2024.

#### **DEPARTMENT HEAD ITEMS**

\*Water EDU update

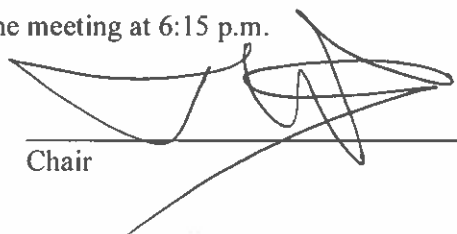
Public Works Director Chris Curtis updated the Commission Members.

#### **ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\* None

#### **ADJOURN**

Vice Chairperson William Roeder adjourned the meeting at 6:15 p.m.

  
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Chair

