



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

ESTABLISH A QUORUM

Chairperson Kristopher Wallert noted a quorum present and called the July 2, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Cristina Drake, Rob McCormick, Kristopher Wallert, and William Roeder.

Staff members attending were Senior City Planner Brenda Ellis, and Besty Hiddleston recorded the meeting.

MINUTES

*Action Item – Minutes, June 4th, 2024

Commission Member William Roeder motioned to approve the minutes for June 4th, 2024. Commission Member Rob McCormick seconded the motion. All in favor. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

* Don Gust spoke regarding the Findings of Fact for Annex and Zone C-4 for Hamilton Road.

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?

PUBLIC HEARING AND ACTION

* Action Item – Planned Unit Development - Turner House Depot CANCELED MOVED TO July 16,2024
Applicant – Ginn Group LLC

A request to amend prior approved Planned Unit Development (PZ-21-27). Located on the West side of Elmcrest Street and South of NW Marathon Way. The new proposed plan results in 300 new housing units, an increase of 12 units from the original plan with a mix of two- and three- bedroom units. (RPA3S06E277205 and Turner House Depot Final Plat Phase 1) (New PUD Application Number PZ-24-31).

* Action Item – Preliminary Plat – Turner House Depot CANCELED MOVED TO July 16,2024
Applicant – Ginn Group LLC

A request to amend the prior approved Preliminary Plat (PZ-21-28). Located on the West side of Elmcrest Street and South of NW Marathon Way. The new proposed plan results in 300 new housing units, an increase of 12 units from the original plan with a mix of two- and three- bedroom units.

(RPA3S06E277205 and Turner House Depot Final Plat Phase 1) (New PPLAT Application number PZ-24-30).

NEW BUSINESS

*Discussion – Home Occupation Ordinance Edits. 9-9-16 Home Occupation

There was a discussion about allowing a home occupation in an accessory structure and the limitations.

The commission members suggested they think about the home occupation codes and tabled this topic and bring it back later.

OLD BUSINESS

*Action Item – Findings of Fact - Annex and Zone C-4 – Hamilton Road

Applicant – City of Mountain Home

A request to annex and zone to C-4 Heavy Commercial two parcel of land consisting of eighty (80) acres. The parcels of land are located on the north side of Hamilton Road, west of South 18th East Street and east of Highway 51. This annexation will also include the entirety of Hamilton Road that fronts these parcels of land. (RP04S06E119000 & RP04S06E126000) Application: PZ-24-17

Commission Member Cristina Drake made a motion to approve the findings of fact on application PZ-24-17. Commission Member William Roeder second the motion. The votes go as follows; Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, Commission Member Wallert; aye, the motion passed by a unanimous vote

* Discuss - Review Land Use Chart

There was a discussion about replacing attached single family with townhomes.

There was a discussion about residential zones matching the land use chart.

Commission Members would like to potentially open the door to see what tiny homes look like. R-4 does not require a minimum size on your home Senior City Planner Brenda Ellis would like to do more research. Chairperson Wallert asked the commission members if they would like to add tiny homes later. They would like more information before they add it and would like to see what other cities have.

There was a discussion about short- and long-term rentals. The Current Code does not regulate rentals, if it becomes a nuisance or a problem in our community maybe something that we should start thinking about and researching what other cities are doing as well.

DEPARTMENT HEAD ITEMS

* Monthly Building Permit Report – May 2024

* Monthly Code Enforcement Report – May 2024

*Monthly GIS Report – May 2024

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallert adjourned the meeting at 5:58 p.m.



Chair