



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

July 8, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the July 8, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Nancy Brletic, Mark Sauerwald, Deedee Devol, William Roeder, and Travis Eikeness

Commission Member James Eskridge was not in attendance.

Staff members attending were Community Development Director Brock Cherry.

MINUTES

*None.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*None

OLD BUSINESS

*** Action Item-Recommendation and request to sign Findings of Fact. - Turner House Depot to zone R4 PUD and Subdivision Preliminary Plat** consisting of 28+- acres (PARCELS RP03S06E277200 & RP03S06E277505) located along Marathon Way / West 5th North/Elmcrest.
Application: PZ21-0028

Commission Member William Roeder made a motion that the Planning and Zoning Commission hereby recommends to the City Council that the application to zone R-4 with the PUD entitled "Turner House Depot" PUD along with the requested preliminary plat be approved by the City Council with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.

2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attachments #1 "Proposed Planned Unit Agreement" and #2 "Site Masterplan & Landscape Plan".
3. Prior to a Final Plat being recorded the Applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
4. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be considered null and void.

Commission Member Nancy Brletic seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Eikeness; aye Motion passed by a unanimous vote.

* **Action Item-Recommendation and request to sign Findings of Fact – 8th Street Station** on a request by David Young to Rezone 2.45 acres located at 650 W. 8th Street to R-4 PUD (Planned Unit Development).

Application: PZ21-0029

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission hereby recommends the application to rezone to R-4 PUD (Planned Unit Development) entitled "8th Street Station" PUD be approved by the City Council with the following condition:

1. The future Preliminary and Final Plats and all future development will comply with the uses and bulk & coverage controls as provided in attachments #1 "Proposed Planned Unit Agreement," #2 "Site Masterplan," "Landscape Plan."

Commission Member Mark Sauerwald seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Eikeness. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*Accessory Dwelling Units delayed to future date.

ITEMS REQUESTED BY COMMISSION/STAFF

*None

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 6:08 p.m.

Chair _____

