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

**Live Stream Viewing:**  
<https://www.youtube.com/c/MountainHomeIdaho>

**Thursday, October 24th, 2024, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallert noted a quorum present and called the October 24, 2024, Special Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallert, Cristina Drake. Commission Member William Roeder and Phillip Mills was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Building Official Hank Patrick. Legal Counsel Geoff Schroder was on the phone.

**MINUTES**

\*None

**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 – Conditional Use Permit – Elmore Medical Center – Sign

A request by Robert Reeder of Lytle Signs on behalf of Elmore Medical Center, for the approval of a condition use permit for an illuminated canopy sign in a residential zone for the emergency entrance. The sign will be located at 895 North 6th East Street, Mountain Home, ID. (RPA3S06E253450, RPA3S06E253430) (PZ-24-48)

Terry Brown With Lytle Signs came up and spoke on behalf of St. Lukes Elmore Medical Center.

Public Hearing Open

Public Hearing Closed

Commission Member Cristina Drake made a motion to approve the Conditional Use Permit Elmore Medical Center Sign PZ-24-48. Commission Member Rob McCormick seconded the motion. The votes

are as follows: Commission Member McCormick; aye, Commission Member Drake; aye, and Commission Member Wallert; aye. The motion passed by a unanimous vote.

**\*Action Item – Preliminary Plat – Kaysa Cruse – 10th Street Neighborhood**

A request by Kaysa Cruse for the approval of a preliminary plat for the 10th Street Neighborhood. The development will consist of eighty-two (82) residential single-family homes, seven (7) townhomes, seven (7) live-work townhomes, and eighteen (18) apartments. In total the requested preliminary plat consists of one hundred-fourteen (114) residential dwellings, included in the plat is a community storage facility, Commercial/office building, Community Building, daycare, playground, sports court, and activity field. (RPA0060010009C) (PZ-24-47)

There was no representative for 10<sup>th</sup> Street Neighborhood. Legal Geoff Schroder gave advice on what to do on this matter. Chairman Kristopher Wallert made the decision to keep the Public Hearing open.

5 Minute Recess to try to reach out to Kaysa Cruse by phone for 10<sup>th</sup> Street Neighborhood. No answer from Kaysa.

The date of November 5<sup>th</sup>, 2024, for the Public Hearing to stay open till.

Senior City Planner Brenda Ellis gave the staff report for 10<sup>th</sup> Street Neighborhood.

There were 2 letters from concerned citizens.

**Public Hearing Open**

Anitia Hill spoke about her concerns the sewer lagoons are full. How will it work if we do not have any water. The water we do get in the tunnels are collapsing not giving us enough water.

Commission Member McCormick made a motion to table PZ-24-47 the 10<sup>th</sup> Street Neighborhood PLAT Extension till November 5<sup>th</sup>, 2024, where we will have the applicant here to speak on behalf. Commission Member Cristina Drake seconded the motion. The votes are as follows: Commission Member Drake; aye, Commission Member McCormick; aye, and Commission Member Wallert; aye. The motion passed by a unanimous vote.

**OLD BUSINESS**

\*None

**DEPARTMENT HEAD ITEMS**

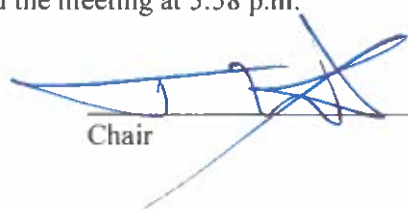
\*None

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\* None

**ADJOURN**

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

  
Chair