



**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, March 4th, 2025, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the March 4, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, and Kristopher Wallaert.

Cristina Drake was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey. Legal Counsel Geoff Schoeder was not in attendance.

**MINUTES**

\*February 18, 2025

\*February 20, 2025

Commission Member William Roeder made a motion to approve the February 18, 2025, and February 20, 2025, minutes. Commission Member Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**RECOGNIZING PERSONS NOT ON THE AGENDA**

Helen Gonzales is trying to put a manufactured home on her property on Bradford. She would like to tear down the house that is currently there and replace with the manufactured home. The information that was given to her is if she is doing over \$10,000 in repairs she would need to put in curb, gutter and sidewalk including half the asphalt for the road. The property is on a corner lot. The manufactured home will go right back into the same place the current house is located and use the same water and sewer lines. Helen is questioning putting asphalt in on the road. Senior City Planner Brenda Ellis suggested Helen and her contractor come in and have a meeting with her, Chris from Public Works, and Hank with Building Department.

Don Gust he was supporting Helen Gonzales saying she should be able to do what she wants on her property. The roads are all new on Dogwood Cir. He hopes people know how to use the equipment. Helen is using her retirement and that we are messing with it. We should be focusing on other people's sidewalks instead of making her do those changes. Don was recommended to talk to city council about his concerns since they can do more then the Planning and Zoning Commission. Don said he has been locating lines with Dig Line and everything goes through him because of what the city has been doing. Well at least around Helen's area.

**CONFLICT OF INTEREST DECLARATION**

Planning & Zoning Minutes

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\* 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**

\*None

**NEW BUSINESS**

\*None

**OLD BUSINESS**

**\*Discussion - Land Use Chart Proposed Changes**

There was a discussion regarding that condominium will be removed from the land use chart, but the definition will still be available.

There was a discussion regarding what we talked about at the prior Planning and Zoning Meeting.

There was a discussion regarding in each zone what is permitted, conditional, and not allowed.

There was a discussion regarding town houses.

There was a discussion regarding Planned Unit Development.

There was a discussion regarding dwelling commercial/mixed use.

There was a discussion regarding zone LO/R.

**DEPARTMENT HEAD ITEMS**

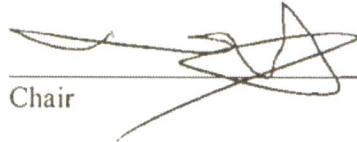
\*None

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*None

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 6:34 p.m.

  
Chair