



**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 15th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the April 15, 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.

Commission Member Cristina Drake was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey. Legal Counsel Geoff Schroeder

MINUTES

*March 18, 2025

Commission Member William Roeder made a motion to approve the March 18, 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

*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

NEW BUSINESS

*None

OLD BUSINESS

*** Action Item – Findings of Fact - Conditional Use Permit – Moreda**

A request for a Conditional Use Permit. Jim Lewis, on behalf of Tony Moreda has applied for Conditional Use Permit to allow for the use of a single-family dwelling in the C-4 Heavy Commercial Zone. The parcel is located on the South side of West 7th South Street, between South 3rd West B Street, and South 5th West Street, Mountain Home, Id. (RPA3S06E363185).

Application: PZ-25-4

Commission Member Rob McCormick made a motion to approve Finding of Facts for PZ-25-4 Conditional Use for Moreda. Commission Member William Roeder seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*** Action Item – Findings of Fact - Conditional Use Permit – Idaho Power**

A request to amend an existing Conditional Use Permit. Jeff Maffucio, on behalf of Idaho Power has applied to amend the existing Conditional Use Permit to add and operate a natural gas-fired facility and laydown area next to Idaho Power's existing Bennett Mountain Power Plant. Idaho Power will continue to operate at the existing site and will expand the facility to include the three parcels to the east of the existing site owned by Idaho Power. The applicant also requests also includes a waiver of the building height requirements, front setbacks, from the landscape requirements of the I-1 Light Industrial Zone. The parcels are located on Industrial Way, North of I-84, South of NE Veterinary Drive, and West of Highway 20, Mountain Home, ID. (RPA02000010030, RPA02000010040, RPA02000010050 and a portion of RPA3S07E197550)
Application: PZ-25-3

Commission Member William Roeder made a motion to approve Finding of Facts for application PZ-25-3. Commission Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Roeder; aye, Commission Member McCormick; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

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

There was a discussion regarding getting rid of the LOR zone because it is such a small zone.

There was a discussion regarding the C-1 our Neighborhood Commercial Zone on the Land Use Chart.

There was a discussion regarding the C-2 Central Business Zone on the Land Use Chart.

There was a discussion regarding the C-3 General Commercial Zone on the Land Use Chart.

There was a discussion regarding the C-4 Heavy Commercial Zone on the Land Use Chart.

DEPARTMENT HEAD ITEMS

- * Monthly Building Permit Report – March 2025
- * Monthly Code Enforcement Report – March 2025
- * Monthly GIS Report – March 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:10 p.m.

Chair


