



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

Tuesday, July 18, 2023, at 5:30 PM

ESTABLISH A QUORUM

Vice-Chairperson William Roeder noted a quorum present and called the July 18, 2023, Regular Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Cristina Drake, William Roeder, Travis Eikeness, and Scott Harjo.

The staff members attending were Assistant Planner, Chris Curtis and the meeting was recorded by Betsy Hiddleston.

Commission Member Kristopher Wallaert, Community Development Director, Brock Cherry, Public Works Director, Richard Urquidi, and Legal Counsel, Geoff Schroeder were not in attendance.

MINUTES

*Action Item: July 3, 2023

Commission Member Travis Eikeness made a motion to approve the minutes for July 3, 2023. Commission Member Scott Harjo seconded the motion. All in favor. 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

PUBLIC HEARING AND ACTION

* None

NEW BUSINESS

*None

OLD BUSINESS

* Action Item – Approve Finding of Fact - Annex (ANX) - Teran Mitchell, TKM Architecture. To Annex and Zone to C-4 property bounded by Highway 67 – Airbase Road to the North, and Highway 51 – S 18th W Street to the East.

PZ-23-36

Commission Member Travis Eikeness made a motion to approve the Findings of Fact for application PZ-23-36. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

*Action Item – Approve Finding of Fact - Vacation (VAC) – Teran Mitchell, TKM Architecture. To Vacate a portion of the Falconcrest subdivision #1 comprised of lots 3-7 and 10, containing approximately 6.5 acres.

PZ-23-39

Commission Member Scott Harjo made a motion to approve the Findings of Fact for Vacation, Teran Mitchell, TKM Architecture, to vacate a portion of the Falconcrest Subdivision #1 comprised of lots 3-7 and 10, application PZ-23-39. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

*Action Item – Approve Finding of Fact - Planned Unit Development (PUD) – Teran Mitchell, TKM Architecture. To Rezone 6.5 acres located south of Airbase Road bounded by Highway 67 – Airbase Road to the North, and Highway 51 – S 18th W Street to the East to Airbase Commons C-4 PUD (Planned Unit Development).

PZ-23-37

Commission Member Cristina Drake made a motion to approve the Findings of Fact for application PZ-23-37. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

*Action Item – Approve Finding of Fact - Preliminary Plat (PLAT) – Teran Mitchell, TKM Architecture. To Approve Airbase Commons Preliminary Plat consisting of 6.5 acres located south of Airbase Road bounded by Highway 67 – Airbase Road to the North, and Highway 51 – S 18th W Street to the East.

PZ-23-40

Commission Member Scott Harjo made a motion to approve the Findings of Fact for the preliminary plat, Teran Mitchell, TKM Architecture, to approve Airbase Commons Preliminary Plat consisting of 6.5 acres located south of Airbase Road, bounded by Highway 67, Airbase Road to the North and Highway 51, S. 18th W. Street to the east, application PZ-23-40. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

*Action Item - Approve Finding of Fact - Comprehensive Plan Amendment – Brock Cherry - Amend the *City of Mountain Streets Department's Impact Fee Capital Improvement Plans* (“Capital Improvements Plan”) identified as Appendix “N” of the Comprehensive Plan.

PZ-23-49

Commission Member Scott Harjo made a motion to approve the Findings of Fact for application PZ-23-49, Comprehensive Plan Amendment. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; abstained, and Commission Member Roeder; aye. The motion passed by a majority vote.

*Action Item – Approve Finding of Fact - Zoning Title Amendment (ZTA) – Brock Cherry – Amend Mountain Home City Code, Title 9: Land Use & Development, Chapter 4: Development Impact Fees, Streets Impact Fees.

PZ-23-50

Commission Member Scott Harjo made a motion to approve the Findings of Fact for Zoning Title Amendment, application PZ-23-50. Commission Member Scott Harjo seconded the motion. The vote is

as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; abstained, and Commission Member Roeder; aye. The motion passed by a majority vote.

DEPARTMENT HEAD ITEMS

* There is no new or old business for August 1st so that meeting will be canceled.

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* Building Permit Report – June 2023

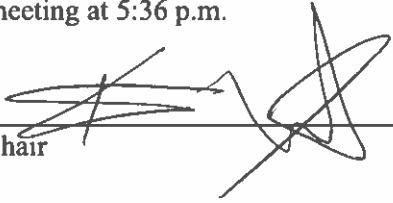
* Code Enforcement Report – June 2023

There was a brief discussion regarding new residential applications.

ADJOURN

Vice-Chairperson William Roeder adjourned the meeting at 5:36 p.m.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned above a horizontal line.