



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

January 3, 2022
6:00 PM

ESTABLISH A QUORUM

Vice-Chairperson Nancy Brletic noted a quorum present and called the January 3, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Nancy Brletic, William Roeder, Mark Sauerwald, and Travis Eikeness.

Staff members attending were Community Development Director Brock Cherry, and Administrative Assistant, Brenda Ellis.

MINUTES

* Action Item-December 20, 2021

Commission Member William Roeder made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on December 20, 2021. Commission Member Mark Sauerwald seconded the motion. The vote is as follows: Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Eikeness; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

Misty Pierce came forward to speak on behalf of a friend. The concern was regarding the corner of SW Paiute and SW Isaac Lane. She mentioned this corner was mentioned by Councilman Brennan at a prior meeting and there were no details regarding the plan at that corner. She would like to know if there are any requirements for changes being made there.

There were no special conditions for any specific improvements for that corner according to Mr. Cherry.

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*Election of Chairperson and Vice-Chairperson

Chairman Wallaert was not present but expressed to continue as Chairperson to Mr. Cherry. The vote to elect Kristopher Wallaert as Chairperson is as follows: Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Eikeness; aye. Motion passed by a unanimous vote.

William Roeder and Nancy Brletic were both nominated for Vice-Chairperson. There was a split vote between Nancy Brletic and William Roeder and no one to break the tie vote.

Mark Sauerwald made a motion to table the vote for Vice-Chair at the next meeting. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Sauerwald; aye, and Commission Member Roeder; aye,. Motion passed by a unanimous vote.

OLD BUSINESS

*Action Item – Request to sign Recommendation - Annex and Zone R-4 Planned Unit Development (PUD) – tabled 12-06-2021, heard again 12-20-2021

Applicant - Kaysa Cruse/Steve Taylor-Tieren

A request to Annex & Zone to R-4 PUD approximately 15 acres located on South 10th East Street (formerly Daniels Road), East of SW Silverstone Avenue West of South 10th East Street. (RP00060010009A)

Application: PZ-21-0063 & PZ-21-64

Commission Member William Roeder made a motion that the Planning and Zoning Commission hereby recommends to the City Council that the application to annex and zone to R-4 with the PUD entitled “10th Street Neighborhood” PUD 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.

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

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

Accessory Dwelling Units will be heard on the January 18, 2022 meeting.

There will be an upcoming refresher training as well as training on how to create and implement conditions of approval. It was recommended that the Commission visit the website Strongtowns for information on land use strategies and training.

There was more inquiry regarding the issue Missy Pierce spoke on regarding the corner of SW Paiute and SW Isaac Lane. Her concern was that traffic fails to stop at the yield sign and many near miss accidents and the added traffic will increase that issue. She was directed to reach out to the Traffic Safety Committee.


There was discussion regarding review and updating of the Comprehensive Plan, and frequency of amendments. There is concern with with the upcoming expected growth the wording can be subjective and clarification of some of those words would be helpful.

There was discussion regarding where the migration of people into the area are coming from.

There will be some more working sessions regarding impact fees.

ADJOURN

William Roeder made a motion to adjourn. Travis Eikeness seconded the motion. Vice Chairperson Nancy Brletic adjourned the meeting at 6:31 p.m.


Chair