



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

Monday, May 1, 2023, at 6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the May 1, 2023, Regular Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Cristina Drake, Kristopher Wallaert, William Roeder, and Scott Harjo.

Staff members attending were Community Development Director, Brock Cherry, Public Works Director, Richard Urquidi, and the meeting was recorded by Betsy Hiddleston.

Commission Member Travis Eikeness, and Legal Counsel, Geoff Schroeder, were not in attendance.

MINUTES

*Action Item: April 17, 2023

Commission Member William Roeder made a motion to approve the minutes for April 17, 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)
- * 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-Old Business was heard first on the agenda.

* Action Item – Approve Finding of Fact

Zoning Title Amendment (ZTA) Brock Cherry - Community Development Director

A request to amend the City Code by addition of Chapter 1, Title 9, Section 7; Chapter 3, Title 9, Section 2; Chapter 7, Title 9, Section 4. The additions will outright permit all City of Mountain Home facilities and structures, provide a definition for City facilities and structures, and update the Zoning land use chart to illustrate all City of Mountain Home facilities and structures as permitted.

PZ-22-96

Commission Member Scott Harjo made a motion to approve the findings of Fact for PZ-22-96, Zoning Title Amendment, Chapter 1, Title 9, Section 7; Chapter 3, Title 9, Section 2; Chapter 7, Title 9, Section 4. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Planning & Zoning Minutes

Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*** Action Item – Approve Finding of Fact**

Annexation (ANX) - Stephanie Hopkins on behalf of CKMH Holdings, LLC. To Annex and Zone to C-4 property located south of Airbase Road between S 14th West Street and Jerome Street.

PZ-23-15

Commission Member Cristina Drake made a motion to approve the findings of Fact for PZ-23-15, Stephanie Hopkins on behalf of CKMH Holdings, LLC. To Annex and Zone to C-4 property located south of Airbase Road between S 14th West Street and Jerome Street. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*** Action Item – Approve Finding of Fact**

Preliminary Plat (PPLAT) - Stephanie Hopkins on behalf of CKMH Holdings, LLC. To Approve Eagles Nest Preliminary Plat consisting of 13.055 acres located south of Airbase Road between S 14th West Street and Jerome Street.

PZ-23-16

Commission Member William Roeder made a motion to approve the findings of Fact for PZ-23-16. Commission Member Christina Drake seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*** Action Item – Approve Finding of Fact**

Conditional Use Permit (CUP) – James Gilbert, Mountain Home School District. A Conditional Use Permit to allow for the addition of three (3) portable classrooms at 415 West 2nd North Street.

PZ-23-18

Commission Member Cristina Drake made a motion to approve the findings of Fact for PZ-23-18, Conditional Use Permit Mountain Home School District. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:03 p.m.

Vicc William J Roeder


Chair

15 May 23