



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

August 2, 2021, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the August 2, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Nancy Brletic, Mark Sauerwald, Deedee Devol, William Roeder, Travis Eikeness and James Eskridge.

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

MINUTES

*None. Minutes from July 6, July 8 and July 19, will be on the September 7, 2021 meeting agenda.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*None

OLD BUSINESS

***Action Item – Approval of Findings of Fact – Annex and Zone C4 – Michael Freer, SIRP LLC.**

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission hereby recommends that the application to annex the property described in Exhibit A to the City of Mountain Home, Idaho, and the zoning of said property as C-4 should be approved and granted by the City under 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.
2. All future development will comply with the bulk and coverage controls of the C-4 Zoning District.

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

***Action Item – Approval of Findings of Fact – Annex, Zone R-4 PUD and Preliminary Plat – Daniil Chervak, Runway Capital, Runway Estates Subdivision**

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council that the application to annex, zone R-4 with the PUD entitled “Runway Estates” PUD along with the requested Preliminary Plat 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 the applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attachments #1 “Proposed Planned Unit Agreement” and #2 “Site Masterplan & Landscape Plan”.
3. Prior to a Final Plat being recorded the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
4. Per City code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be considered null and void.

Commission Member William Roeder seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

*Monthly Building Permit Report-May 2021, June 2021

*Monthly Code Enforcement Report-May 2021, June 2021

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 6:05 p.m.

Chair _____

