



**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, March 5th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the March 5, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, William Roeder, Travis Eikeness, and Kristopher Wallaert.

Commission Member Cristina Drake was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Chris Curtis Public Works Director, and Besty Hiddleston recorded the meeting.

MINUTES

*Action Item – Minutes, February 20th, 2024

Commission Member William Roeder made a motion to approve the minutes for February 20, 2024. Commission Member Rob McCormick 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

*Action Item – Annex and Zone C-4 Heavy Commercial

Applicant – Daniel and Pairin Jacobs

A request to annex and zone to C-4 property addressed as 2155-2195 West 6th South Street (Airbase Road) The property is also known as Jacobs Plaza. The property is located south of the Airport and just east of Runway Estates. This annexation also includes the entirety of Airbase Road that fronts this parcel of land. (RP001820020010)

Application: PZ-24-6

Senior City Planner, Brenda Ellis, gave the Staff Report.

Tricia Soper, Daniel and Pairin Jacobs attorney spoke on behalf of the Jacobs to the Commissioners. Tricia addressed that Jacobs' property that they would like to get annexed meets every requirement required by the city.

Public Hearing Opened.
Public Hearing Closed.

Vice-chairman William Roeder asked, "is the applicant required to put two fire hydrants on the property". Senior City Planner Brenda Ellis answered, "that per the Fire Marshall they must put in two fire hydrants".

Commissioner Rob McCormick asked, "is the fire hydrants are under the cost of the City or the applicant"? Senior City Planner Brenda Ellis answered, "it is at the cost of the applicant".

Commission Member Rob McCormick motioned to approve application PZ-24-6 to Annex and Zone C-4 Heavy Commercial for Jacobs Plaza. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member McCormick; aye, Chairman Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

Action Item – Approve Findings of Fact - Amend an existing Conditional Use Permit – Off Premise Sign

Applicant – Ron Cox

A request to amend an existing Conditional Use Permit for off-premises signs. Ron Cox has applied to amend an existing Conditional Use Permit (PZ-22-52) to allow for a 10' x 3' digital sign in addition to the two approved 15' x 6' Off-premises single-faced advertising signs located at 404 North Main Street, Mountain Home, ID. (RPA009000A001A)

Application: PZ-24-5

Commission Member William Roeder motioned to approve application PZ-24-5. Commission Member Rob McCormick seconded the motion. The vote is as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Approve Findings of Fact - Amend an existing C-4 Planned Unit Development (PUD)**

Applicant – Teran Mitchell, TKM Architecture.

A Request to amend the previously approved C-4 Planned Unit Development (PZ-23-37) for Airbase Commons. The request asks to increase the number of residential lots from eleven (11) to Forty-four (44). The total number of residential units remains the same.

The site location is bounded by Highway 67 (Airbase Road) to the North, and Highway 51 (S 18th W Street) to the East.

PZ-23-89

Commission Member Rob McCormick motioned to approve findings of facts to request the previously approved development PZ-23-89. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member McCormick; aye, Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Approve Findings of Fact - Amend an existing Preliminary Plat (PLAT)**

Applicant - Teran Mitchell, TKM Architecture.

A request to Amend the previously approved Airbase Commons Preliminary Plat (PZ-23-40). The request asks to increase the number of residential lots from eleven (11) to Forty-four (44). The total number of

residential units remains the same. The total number of lots increases from thirteen (13) lots to forty-six (46).

The site location is bounded by Highway 67 (Airbase Road) to the North, and Highway 51 (S 18th W Street) to the East.

PZ-23-87

Commission Member William Roeder motioned to approve application PZ-23-87 findings of fact of Preliminary Plat for Teran Mitchell. Commission Member Rob McCormick seconded the motion. The vote is as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Chairman Wallaert; aye. The motion passed by a unanimous vote.

*Discuss – Review of City Ordinances

Review of land use chart was tabled till the next Planning and Zoning Meeting on March 19th, 2024.

DEPARTMENT HEAD ITEMS

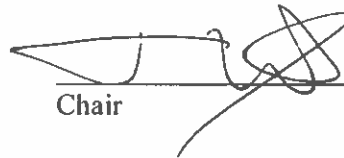
*None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Vice Chairperson William Roeder adjourned the meeting at 5:34 p.m.


Chair