



**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, January 7th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the January 7, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Cristina Drake and Phillip Mills. William Roeder, and Rob McCormick was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey.

MINUTES

*December 3, 2024

*December 17, 2024

Commission Member Cristina Drake made a motion to approve the December 3, 2024, and December 17, 2024, minutes. Commission Member Phillip Mills seconded the motion. All in favor; aye. 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 Items** - Election of Chairperson and Vice-Chairperson

Agenda has been amended; this item has been moved to New Business.

NEW BUSINESS

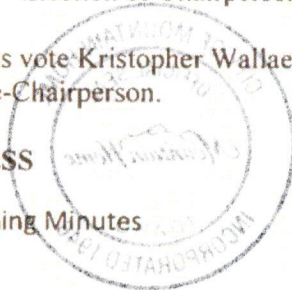
***Action Items** - Election of Chairperson and Vice-Chairperson

By a unanimous vote Kristopher Wallaert has been voted to remain in the Chairperson. William Roeder was voted Vice-Chairperson.

OLD BUSINESS

Planning & Zoning Minutes

Page 1 of 2



*** Action Item – Findings of Fact - Conditional Use Permit – Idaho Power**

A request for a Conditional Use Permit by Jaya Littlewing with KM Engineering on behalf of Idaho Power has applied for a Conditional Use Permit for a new electrical substation. The proposed Sawmill Substation will be located on the West side of Mountain Home, East of Optimist Park, North of West 5th North Street and West of North Haskett Street, on a parcel of land approximately five (5) acres +/- (RPA3S06E263020) (PZ-24-57)

Commission Member Cristina Drake made a motion to approve the findings of fact for the Conditional Use Permit for Idaho Power PZ-24-57. Commission Member Phillip Mills seconded the motion. The votes go as follow; Commission Member Mills; aye, Commission Member Drake; aye, Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

- *Monthly Building Permit Report – November 2024
- *Monthly Code Enforcement Report – November 2024
- *Monthly GIS Report – November 2024

There was a discussion regarding how someone report code violations on their street would.

There was a discussion regarding HOAs and CCNRs and that the City of Mountain Home Code Enforcement does not enforce HOAs and CCNRs.

There was a discussion regarding the Monthly Building Permit Report for November 2024. One permit was charged fiber, and another one was not. Staff did not have the answer and informed Commission members once they had the answer, they would give them that information.

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

There was a discussion regarding the scheduled joint meeting with City Council on January 28th, 2025.

There was a discussion regarding the land use chart and when to start picking up these meetings.

There was a discussion regarding the zoning map.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 5:38 p.m.



Chair