



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

July 18, 2022
5:30 PM

ESTABLISH A QUORUM

Vice-Chairperson William Roeder noted a quorum present and called the July 18, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Travis Eikeness, William Roeder, Scott Harjo, and Cristina Drake.

Kristopher Wallaert was not in attendance.

Staff members attending were Community Development Director, Brock Cherry, Assistant City Planner, Chris Curtis, and Legal Counsel, Geoff Schroeder.

MINUTES

*July 6, 2022

Commission Member Travis Eikeness made a motion to approve the minutes for July 6, 2022. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*None

OLD BUSINESS

***Action Item** – Recommendation - Conditional Use Permit – Sign in residential zone

Applicant – Jeff Lewis

a request for a Conditional Use Permit. Jeff Lewis representing Public Health District No. 4 has applied for a Conditional Use Permit for a monument sign in a residential zone. The sign will to be located at 520 East 8th North Street, Mountain Home, ID. (RPA3S06E253376)

Application: PZ-22-71

Commission Member Travis Eikeness made a motion to approve the Findings of Fact for Jeff Lewis, Idaho Public Health District No. 4, PZ-22-71. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

***Action Item** – Recommendation - Preliminary Plat – 10th Street Neighborhood

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Applicant Kaysa Cruse/Steve Taylor-Tieren

An application by Kaysa Cruse, in care of Steve Taylor-Tieren for a Preliminary Plat of the 10th Street Neighborhood Subdivision. The proposed subdivision will consist of eighty-one Single-Family detached units, eighteen Live-Work Townhomes, and eighteen apartments, totaling one hundred seventeen dwelling units. Included in the plat is a community storage facility, Community Building, daycare, playground, sports court, and activity field. The plat contains approximately 14.37 acres. (RP00060010009A)

Application: PZ-21-65

Commission Member Travis Eikeness made a motion to approve the application by Kaysa Cruse c/o Steve Taylor, Tieren, PZ-21-65. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

***Action Item** - Recommendation -Planned Unit Development - Rezone from R-4 to R-4 PUD, Lincoln Square Apts.

Applicant Titan Properties, LLC.

A request by Titan Properties, LLC., for a rezone from R-4 to R-4 planned Unit Development (PUD) Lincoln Square Apartments II. The request would allow for a master planned development providing twenty-four two-bedroom, two-bath units in one three-story building. Amenities include assigned covered tenant parking, community pavilion, playground, and walking path. The site is approximately .716 acres and is located just east and adjacent to the Lincoln Square Apartments and South and directly behind the Dollar Tree. (RP3S06E257555)

Application: PZ-22-51

Commission Member William Roeder made a motion to approve the Findings of Fact for Titan Properties, LLC c/o Teran Mitchell, TKM Architecture, 535 Sawtooth Street, Mountain Home, ID 83647, Lincoln Square Apartments II, Planned Unit Development, PZ-22-51. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

***Action Item** – Recommendation - Planned Unit Development, Rezone C-3 to R-4 PUD Freedom Estates & Preliminary Plat.

Applicant – Yasinski Investments, LLC.

A request by Yasinski Investments, LLC., for a rezone from C-3 to R-4 planned Unit Development (PUD) Freedom Estates Subdivision and Preliminary Plat. The request would allow for a master planned development and preliminary plat providing twenty-eight one- and two-bedroom units consisting of two structures: one, three-story building containing twelve units and one two-story building containing sixteen units. This configuration would provide for up to twenty-eight (28) residential units. Amenities include a pavilion, playground, dog park, walking path, and a covered bicycle rack. The site is approximately 1.112 acres and is currently addressed as 830 North 2nd East Street, the former location of Freedom Lanes Bowling center. (RPA3S06E260395)

Application: PZ-22-58 & PZ-22-57

Commission Member Travis Eikeness made a motion to approve the Findings of Fact Yasinski Investments, LLC c/o Teran Mitchell, TKM Architecture, 535 Sawtooth Street, Mountain Home, ID, 83647, Freedom Estates PUD & Preliminary Plat, PZ-22-57 & 58. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

* Monthly Building Permit Report June 2022

* Monthly Code Enforcement Report June 2022

ITEMS REQUESTED BY COMMISSION/STAFF

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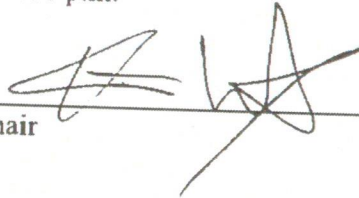
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Training – Provided by City Attorney concerning the roll of the Comprehensive Plan – This training was open discussion.

ADJOURN

Vice-Chairperson Roeder adjourned the meeting at 7:08 p.m.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.