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**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, February 18th, 2025, at 5:30 PM**

**ESTABLISH A QUORUM**

Vice Chairperson William Roeder noted a quorum present and called the February 18, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Cristina Drake, William Roeder, and Rob McCormick. Kristopher Wallaert, and Phillip Mills was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, and Legal Counsel Geoff Schroeder.

**MINUTES**

\*January 21, 2025

Commission Member Rob McCormick made a motion to approve the January 21, 2025, minutes. Commission Member Cristina Drake 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**

\*None

**NEW BUSINESS**

\*None

**OLD BUSINESS**

**\*Discussion - Land Use Chart Proposed Changes**

Roberts rule of order was suspended by Vice Chairman William Roeder and seconded by Chairperson Rob McCormick.

Senior City Planner Brenda Ellis explained what has been worked on, with the land use chart being long the main focus was residential. In the packet that was given to the commission members before the meeting was the residential chart from the land use chart. The chart listed the current land use along with the purposed changes. The definitions and zoning districts were included in the packet.

There was a discussion regarding the proposal of removing somethings off the land use chart. Group homes was proposed to be removed more information on to come. Handicap to be removed, residential is now required to be ADA accessible.

There was a discussion regarding what was added or changed. Assisted living, along with the definition was added, cluster development is in the zoning districts, but we do not have on the land use chart or a definition for it, the dwellings were broken out before some were bundled together. Shelter homes was proposed to be added, we know it is a need.

There was a discussion regarding the dwelling/commercial mixed/single use the name was considered to change to live work units.

There was a discussion regarding condominium. The definition came from the fire code. Legal Counsel Geoff Schroeder explained what condominiums means and read the state code. The new definition will be a blend of the current definition and the state code.

There was a discussion regarding if a subdivision wants to do away with a HOA. The common areas that the HOA collects to maintain them becomes unruly who gets the letter or complaint from the city.

There was a discussion regarding dwelling, single-family definition and what would be considered a single-family dwelling.

There was a discussion regarding recovery residence being added.

There was a discussion regarding shelter home and it being a need. Legal Counsel Geoff Schroeder will tweak the definition of shelter home.

There was a discussion regarding tiny homes. The topic would be discussed further at another time.

There was a discussion regarding home occupation. With the home occupation you can have one in your home but cannot have employees come to your home to leave to work. Recommended that if this is happening to reach out to code enforcement.

#### **DEPARTMENT HEAD ITEMS**

- \*Monthly Building Permit Report – January 2025
- \*Monthly Code Enforcement Report – January 2025
- \*Monthly GIS Report – January 2025

#### **ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*None

#### **ADJOURN**

Vice Chairperson William Roeder adjourned the meeting at 6:43 p.m.

Chair

