



**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 6th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the February 6, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, William Roeder, Kristopher Wallaert, Cristina Drake, Travis Eikeness.

Staff members attending were Senior City Planner Brenda Ellis and City Planner Nicole Coffey recorded the meeting.

MINUTES

*Action Item – Minutes, January 16, 2024

Commission Member William Roeder made a motion to approve the minutes for January 16, 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

*None

NEW BUSINESS

*None

OLD BUSINESS

*Discuss – Review of City Ordinances

Chairperson Kristopher Wallaert spoke about the definition of animal hospital clinic kennel small and large and how there is no definition that separates the two.

Commission Member Drake continued the discussion about animal definitions between large and small animals and domestic animals.

Commission Member Drake asked the question if they should tackle the Land Use chart by alphabetical order or by importance.

Commission Member Eikeness suggested by importance and reactive.

Commission Member Drake started a brief discussion regarding ADU and EDUs in residential areas.

Chairman Wallaert started the discussion about dwelling conversions and what the definition is along with zoning. Request was made to get a better definition for dwelling conversions.

Chairman Wallaert discussed handicap residence and how everything is permissible from R-1 to C-2, C-3 and C-4 is conditional. It was stated he thinks all zones should be permissible for handicap and to remove from the land use chart but wanted to wait for legal.

Vice Chairman Roeder started the discussion on manufactured class A and what P6 means.

The commissioners discussed the difference between manufactured home park and subdivision and that they would like to see definitions so they could make a better decision.

Commissioners discussed putting townhomes on it's own line on the land use chart.

Chairman Wallaert discussed labeling Dwelling multiple of 4 or more units as apartments.

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:35 p.m.


Chair Vice Chair 20 Feb 24