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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, January 16th, 2024, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the January 16, 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.

Commission Member Travis Eikeness was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis and Betsy Hiddleston recorded the meeting.

**MINUTES**

\*Action Item – Minutes, January 2, 2024

Commission Member Christina Drake made a motion to approve the minutes for January 2, 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**

\*Action Item – Findings of Fact - Vacation (VAC) – Aleks Yanchuk, Living Developments LLC  
A request to Vacate a portion of Garretts Addition subdivision comprised of lots 37 and 38 containing approximately 2.02 acres located on the corner of NW Foster and NW Bradford streets

(RPA0062000037G current year, new tax year will be RPA006c000038F due to lot line adjustment), (RPA0062000038J).

PZ-23-91

**Commission Member William Roeder motion to approve Aleks Yanchuck PZ-23-91. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.**

**\*Action Items – Findings of Fact - Preliminary Plat (PPLAT) – Aleks Yanchuk, Living Developments LLC**

**A request to approve the Bradford Townhomes Preliminary Plat consisting of 2.02 acres located at the corner of NW Foster Drive and NW Bradford Street. (RPA0062000037G current year, new tax year will be RPA006c000038F due to lot line adjustment), (RPA0062000038J). PZ-23-85**

**Commission Member Christina Drake motion to approve the findings of fact for PZ-23-85. Commission Member Rob McCormick seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.**

**\*Action Item – Findings of Fact - Annexation (ANX) - Zach Simons, CBRE**

**A request to Annex and Zone to I-1, a parcel of land totaling 263 acres located West of the City Airport and East of NW Bypass Road in Elmore County. (RP03S06E280015) PZ-23-84**

**Commission Member Rob McCormick made a motion to approve findings of fact for PZ-23-84. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.**

**\* Discuss - Review of City Ordinances**

**Chairperson Kristopher Wallaert suggested moving the discussion of reviewing the City Ordinances to the next meeting so Commission Member Travis Eikeness can be part of the discussion and they can also do more homework using the Land Use packets that Senior City Planner Brenda Ellis handed out.**

#### **DEPARTMENT HEAD ITEMS**

- \* December 2023 – Code Enforcement Report**
- \* December 2023- Building Permit Report**
- \* December 2023 – GIS report**

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

**\*None**

#### **ADJOURN**

**Chairperson Kristopher Wallaert adjourned the meeting at 5:36 p.m.**

Chair

