



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

January 18, 2022
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was not a quorum present for the January 18, 2022, Regular Meeting of the Planning and Zoning Commission. The discussion for ADU's did go forward as it was not an action item.

Attending members partaking in the discussion were Planning and Zoning Commission Members Nancy Brletic, William Roeder, and Kristopher Wallaert.

Staff members attending were Community Development Director Brock Cherry, and Administrative Assistant, Brenda Ellis.

MINUTES

* Action Item-January 3, 2022 - No action taken. Will be on next agenda for approval.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS - None

OLD BUSINESS

*Discussion – Accessory Dwelling Units

This was an open discussion that included the Planning and Zoning Commission and the general public.

The draft definitions was read which includes; to provide a means for obtaining rental income, companionship, security, and services for residents, particularly senior, single parents, and families with grown children. Create new housing units while respecting the physical attributes of single-dwelling development while increasing the housing stock of existing neighborhoods in a manner that is less intense than alternatives. Provide a broader range of accessible and more affordable housing. Protect neighborhood stability, property values, and the single household residential appearance of the neighborhood by ensuring ADU's are installed under the conditions of this chapter.

An ADU is an accessory residential unit is a second dwelling unit either within or added to an existing detached single-family dwelling or constructed as a separate accessory structure on the same lot as the single-family dwelling. The accessory unit functions as a complete, independent living facility, with provisions for a separate kitchen, bathroom, and sleeping area. Note: Tiny houses on wheels are treated

like camper trailers. You cannot live in a tiny house on wheels (or similar equipment such as RVs and boats) on lots in Mountain Home City Limits. If your tiny house has wheels you need to follow parking rules for large vehicles.

The concerns, considerations, and discussion for Accessory Dwelling Units are outlined below:

Density.

Size Limits (40% of Main structure but no more than 700 square feet).

Separate Utility connections (allows for number of available EDU tracking).

Permanent Structure.

Design standards. (size, height, and location)

Definition wording needs clarified.

Property Values.

Zone(s) allowed.

Parcel must be owner occupied or used as two rental.

Water availability issue. (water crisis)

Reduced EDU Availability fee?

Setbacks.

Lot size.

Is it still an Accessory Dwelling Unit if it is an attached unit or is it considered a duplex? Or should it only be defined as detached?

Fire safety accessibility.

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – December 2021 – None

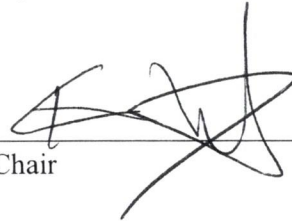
*Monthly Code Enforcement Report – December 2021 - None

ITEMS REQUESTED BY COMMISSION/STAFF - None

ADJOURN

Chairperson Wallaert adjourned the meeting at 6:53 p.m.

Chair

A handwritten signature in black ink, appearing to be 'A. Wallaert', is written over a horizontal line. The signature is stylized and somewhat abstract.