



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

November 5, 2018
6:00 PM

ESTABLISH A QUORUM

Chairperson Dennis Belt noted there was a quorum present and called the November 5, 2018, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Josh Dison, Deedee Devol, Nancy Brletic, Mary Miracle, and Ralph Binion. Commission Member James Eskridge was absent.

Staff members attending were Building Official Mike McCain, Administrative Assistant Brenda Ellis and Attorney Jay Friedly.

MINUTES-

September 17, 2018

Commission Member Ralph Binion made a motion to approve the minutes for the Regular Planning and Zoning Meeting held on September 17, 2018. Commission Member Josh Dison seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

* Action Item – Discussion/Decision - CUP – Charlene Humphery – Grace Elizabeth Independent Care Facility Expansion

Public Hearing Opened.

Charlene Humpherys came forward on behalf of her application. Charlene stated, “I would like permission to expand the Grace Elizabeth Independent Living Care Facility by building two more buildings.”

Chairperson Dennis Belt asked, “There is currently only one building?” Charlene Humpherys answered, “Yes, and I would like to build two more.”

Mike McCain read the staff report.

Commission Member Josh Dison asked, “The original CUP was for up to seven buildings, are the two new building in accordance with those same plans?” Mike McCain stated, “They were shifted slightly so the modification for the other remaining four may be able to, but I doubt it. They will have to show that

on their next expansion." Commission Member Ralph Binion asked, "They do not share the lot with Country Living Do they?" Mike McCain stated, "They are separate."

Those uncommitted testified

Allen Harris came forward and stated, "I have no problem with the facility itself, but I have concerns about fire. There is only one way in, will they be able to get people out? There is a lot of overgrown weeds and trees back there." Charlene Humpherys commented, "There is an entry in the rear, I believe it is on 5th street. They would have to drive through the field." Chairperson Dennis Belt stated, "The street would meet the Fire Codes." Mike McCain commented, "We can recommend that an evacuation plan be in place, during the recommendation at submittal of plans." Commission Member Josh Dison asked, "What would that change on site?" Mike McCain stated, "It is a plan for employees to evacuate the residents." Rodney Evans spoke for Charlene Humpherys and stated, "We will have a landscape buffer with irrigation."

Public Hearing Closed

Commission was in agreeance with the checklist.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council that it approve the application by Charlene Humpherys for a Conditional Use Permit to expand the Grace Elizabeth Independent Living Care Facility located at 1320 East 6th South Street, Mountain Home, Idaho, adding two additional multi-unit buildings a depiction of which is attached, along with the following condition, that a fire evacuation plan be created and presented. Commission Member Mary Miracle seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

NEW BUSINESS

* Action Item - Discussion/Decision - Lot Line Adjustment – Paula Kae, LLC. – Kmart Subdivision Lot 4 and 5

Rob O'Malley came forward to speak on behalf of Paula Kae, LLC. Rob O'Malley stated, "The owners request a lot line adjustment for parcels four and five of Kmart Subdivision. The original line was angled to go toward the building, there is a paved area on lot five that they are utilizing for their car dealership and the property line adjustment will encompass that area they are using."

Mike McCain read the staff report.

There was discrepancy on the area size. It was determined that there was a discrepancy in the two surveys.

Commission Member Ralph Binion made a motion that the Planning and Zoning Commission recommends that the City Council Grant the application by Paula Kae, LLC for a Letter of Information/Line Adjustment to adjust the boundary line between Lots 4 and 5 of the Kmart Subdivision, as shown on the survey. Commission Member Josh Dison seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

*Action Item – Discussion/Decision - Lot Split – Kenith Stone – East 8th North and North 14th East Street

Mike McCain read the staff report.

Doug Mayne came forward to speak. Doug Mayne asked, “Will there be off street parking.” Mike McCain stated that there would be and there will be two residential homes, one on each lot. They are required to have two off street parking spaces and one would need to be covered.”

Larry Tomberlin came forward to speak. Larry Tomberlin asked, “Are these single family homes or will they be apartments?” Mike McCain said, “They will be single family dwellings.” Larry Tomberlin asked, “Are they building these to move into or will they be rentals?” Mike McCain stated, “It is none of our business. It is up to the property owner.”

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends that the City Council grant the application by Kenith Stone for a Letter of Information/Lot Split to split the lot at the corner of East 8th North and North 14th East Street, as shown on the survey.. Commission Member Josh Dison seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – September 2018 - None

* Monthly Code Enforcement Report – September 2018 - None

ITEMS REQUESTED BY COMMISSION/STAFF

*None

RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Chairperson Dennis Belt adjourned the meeting at 6:28 p.m.

Chair

