



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

June 7, 2021, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the June 7, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Nancy Brletic, Mark Sauerwald, Deedee Devol, William Roeder, Travis Eikeness and James Eskridge.

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

MINUTES

*May 17, 2021

Commission Member James Eskridge made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on May 17th, 2021. Commission Member William Roeder seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye and Commission Member Eskridge; aye. Motion passed by a unanimous vote

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*Discussion regarding Accessary Dwelling Units.

Brock Cherry spoke. Accessary Dwelling Units are necessary to primary dwellings. They are a way to increase density in more established neighborhoods without drastically changing the character of those neighborhoods. Single Family housing is the predominate housing product. The current price per sq ft was \$190.00. The City will not get out of the housing crisis by continuing to do what has been done, which is typical single family subdivisions. Large lot property taxes do not pay for itself. New development must be looked at as value per acre. Low density residential is needed to subsidize it. Medium and higher density can be self-sustaining, as well as commercial and Industrial. To be fiscally conservative with tax payer monies and ensure adequate level of service it has to be done somewhere. Accessary Dwelling Units help add value per acre which utilizes infrastructure already in place. They provide opportunity for income, housing for the aging population, as well as affordable housing, which is

part of the missing middle and can increase our rental supply drastically. Some components are complicated, as there are concerns about them becoming short term rentals and Air bnbs. Some steps to mitigate negative effects are contained in the example document provided. Mitigation steps may include that one of the units be the primary residence of the landowner. Another limitation is the size, it should be small and compact. We can also limit configurations to one bedroom to limit the number of people residing there. Off street parking can be a requirement. EDU and Impact Fees can also be assessed. Accessory dwellings should never be allowed to be split off from the primary unit. Definitions need to be addressed to clarify households. We can consider not allowing internal accessory dwelling and only allow external ones to ease the enforcement of the policy. There is interest by the community in allowing Accessory Dwelling Units. There is not one big fix to the housing crisis, but a bunch of little fixes. This will also raise the value of property owners, it is good economic development.

There was general discussion regarding the current Code regarding guest houses. That portion of the Code would be removed and replaced.

There was discussion regarding placement of the accessory dwelling and that it could only be on one lot with two EDU's and could not be split.

There was discussion regarding enforcement as some subdivisions do not allow for this type of use.

Mr. Cherry gave his opinions, as to why our current Guest House Ordinance was created.

There was a discussion addressing parking, foundations, and utilities, for accessory dwelling units. These are items that will need to be decided upon as the Ordinance is being created.

The Chair would like to see this brought back, submitted as an informal writing, showing the details of the Ordinance and then dissect it as a Commission. Design standards should be considered to be appropriate for what we have.

*Discussion regarding PUD additional informational meetings.

This stems from a conversation Mr. Cherry had with the Chair to make the meeting discussion more productive and get the most understanding. Mr. Cherry's role is to promote growth while protecting the community that we have. The best thing he can do is to work with developers and their timelines and eliminate variables of multiple meetings to avoid tabling issues. These planned informational meetings they can anticipate and build into their project and could alleviate delays. Informational meeting with the Planning & Zoning Commission could be considered. These meetings could be purely informational, no discussion, just a presentation. The next meeting could be the actual hearing and the Public could have the opportunity to comment at that meeting. This gives everyone a better understanding of what is happening and may avoid project delays. The Commission would like a picture presentation of the projects at these informational meetings. To conclude, it appears that all are in favor of doing a small Zoning Title Amendment for certain size PUDs to have the informational meeting. Mr. Cherry will have something written up for the next meeting and will be included in the folder as a Zoning Title Amendment.

OLD BUSINESS

There was a brief discussion of protocol going forward regarding Findings of Fact. Findings of Fact will not be approved to be signed the day of the hearing and will come back to the Planning & Zoning Commission at the next meeting for formal approval of the document by the Commission.

*** Action Item-Recommendation and request to sign Findings of Fact.**

Public Hearing was held on May 17, 2021

A request by Larry Hyatt to Vacate a portion of West 8th South Street, Mountain Home, ID, that runs partially through and dead ends on his parcel of land addressed as 380 West 7th South Street. (RPA3S06E363200A) (PZ21-0021)

Commission Member William Roeder made a motion to approve the Findings of Fact. Commission Member Nancy Brletic seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

*** Action Item-Recommendation and request to sign Findings of Fact.**

Public Hearing was held on April 19, 2021

*Action Item-Discussion/Decision and request to sign.

A request by Viper Investments to Annex and Zone R-3 PUD three parcels of land. Parcels are located South of I-84, North of East 17th North, West of North 10th East and East of North 6th East Street. (RP03S06E242455, RP03S06E242460, RP03S06E244200) (PZ21-0005)

A correction was made on page 2, note 4. The number of lots was corrected from 200, to 100 of the lots ranging from 5,000 to 6,200 square feet.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council to approve the Findings of Fact. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

Action Item-Discussion/Decision and request to sign Findings of Fact.

A request by Viper Investments for a Preliminary Plat. Parcels are located South of I-84, North of East 17th North, West of North 10th East and East of North 6th East Street. (RP03S06E242455, RP03S06E242460, RP03S06E244200) (PZ21-0007)

This was a combined Findings with the PUD.

Commission Member Eskridge mentioned that the footnote in the document regarding HB 389 as it was not mentioned during the hearing. Attorney Geoff Schroeder explained that HB 389 had not yet been passed at the date of the hearing. The way property tax structure works is that new annexation and development come with them new tax revenue. When a new subdivision is approved there is new tax revenue to pay for the services of the new subdivision. After the hearing, the assumption that Staff made to the governing body is that there would be adequate revenue for services which has since been capped and in any given year the property tax budget of a governing body can only increase by 8%. That assumption at the time of the hearing is no longer true and that is why that footnote was added.

Because this was the same thing as the first one voted on for the Findings of Fact for Viper Investments a second vote was called.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council to approve the Findings of Fact. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Devol; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

*Monthly Building Permit Report-April

*Monthly Code Enforcement Report-April

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 7:08 p.m.

Chair

A handwritten signature in black ink, appearing to be 'K Wallaert', written over a horizontal line.