



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

ESTABLISH A QUORUM

Vice Chairperson William Roeder noted a quorum present and called the April 16, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Travis Eikeness, Cristina Drake, and William Roeder.

Commission Member Kristopher Wallert and Commission Member Rob McCormick were not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Legal Counsel Geoff Schroeder, and Besty Hiddleston recorded the meeting.

MINUTES

*Action Item – Minutes, April 2nd, 2024

Commission Member Travis Eikeness made a motion to approve the minutes for April 2nd, 2024. Commission Member Cristina Drake seconded the motion. All in favor. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

Brendan McCarthy spoke about the Gold Tap outdoor seating with the fence and how it could cause a potential issue and needs to be addressed in the ordinance. Concern is with the alcohol then being consumed off premises and stated State Code Title 23 Chapter 10 section J which defines premise owned leased or used under government permit. Mr. McCarthy states "That Gold Tap does not own or lease the property that allows them to do that. The fence is up and bolted to the sidewalk which is Public Property. Now do we put the city or the business liability?" "I think they need to have a yearly permit the business needs to apply for."

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

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***None**

OLD BUSINESS

***Action Item – Preliminary Plat – Axtell Subdivision Applicant – Sharolynn Hammond**

A request to approve the Axtell Subdivision Preliminary Plat. The plat consists of forty lots, including twenty-nine single-family lots, eight duplex lots, and three common lots. The development will provide forty-five (45) dwelling units at complete build out. The site is just east of Colonial Estates Subdivision on the east side of South 10th East Street, and West of Highway 30.

(RP03S06E368070, RP03S06E368080) **Application: PZ-24-7**

Daniel Sharp came up and spoke to the commission members informing them that they did fix the legal description to make the plat. There are agreements regarding the garage that was over the boundary line and the well will be removed and moved.

There was a discussion about the agreements and if they were verbal or written. As of now they are verbal. Written agreements were requested.

Commission Member Cristina Drake motioned to approve the Preliminary Plat for Axtell Subdivision pending the resolution to the issues we had last time that is application PZ-24-7. I would like to amend the motion to include moving the well and moving the garage that is over the property lines so that they can go ahead and build. Commission Member Travis Eikeness seconded the motion. All in favor Aye. The motion passed unanimously.

*** Discuss - Review of City Ordinances**

There was a discussion about the residential part of the City Ordinance. Removing items that have been discussed with also moving items into their own group and making sure the permitted use matches up to the code for each zone.

There was a discussion about PUD's. Do we have too many PUDs? Will too many PUDs take away the organic small town feel based on the Comprehensive Plan. We see a lot of PUDs coming through and not wanting Mountain Home to become one big PUD. The point of a PUD is it is flexible (Colthorp Commons was given as an example). PUDs are a case-by-case analysis that we need to do and ask how it is cohesive with that area.

There was a discussion about the Comprehensive Plan when it can be reviewed. Comprehensive plans can be viewed and adjusted every 6 months.

There was a discussion about the comp plan and explaining more what the city would like to see when it comes to PUDs. A good mix of housing gives everyone the opportunity to buy a home. Not everyone can afford to buy a high-priced luxury home and here in Mountain Home we don't really have those.

There was a discussion about the small town feel and the walking ability will be paramount to that. Giving the option to park and walk around and shop and not having to drive. People would feel more connected if they could walk places.

The difference between a PUD and Subdivision was discussed. The PUDs you can add the element of commercial because there is flexibility in that zoning. Subdivision you get what you get and watches what is permitted and the size of lots. PUDs add variety to what can be done. Main goal is to make sure Mountain Home is safe, and economical.

DEPARTMENT HEAD ITEMS

*** Code Enforcement Report**

*** Building Permit Report**

There was a discussion on the Code Enforcement Report asking about parking in the front yard.

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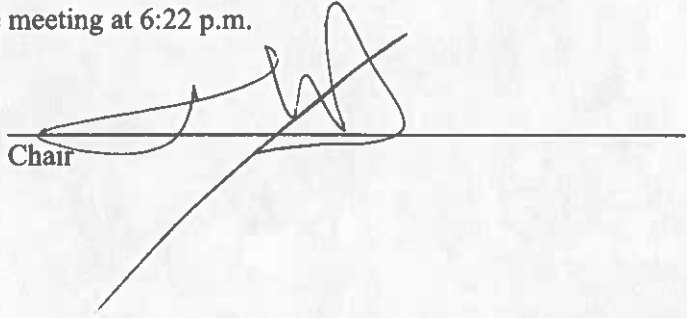
ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Vice Chairperson William Roeder adjourned the meeting at 6:22 p.m.

Chair

A handwritten signature in black ink, appearing to be 'W. Roeder', is written over a horizontal line. The signature is stylized and extends below the line.



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brenda Ellis, Senior City Planner
Request: To **Approve the Paiute Place Preliminary Plat** consisting of 4.68 acres located at 1490 South 5th West.
 (RPA3S06E365610)
Application: PZ-24-11
Applicant:
 Providence Holdings LLC
 851 N. Hickory Ave., Ste. 105
 Meridian, ID 8364

Request Summary

To approve the **Paiute Place Preliminary Plat** consisting of 4.68 acres located at 1490 South 5th West, tax parcel ID RPA3S06E365610. The proposed development consists of nineteen (19) lots, with sixteen (16) pinwheel fourplex buildings, providing sixty-four (64) total dwelling units, and three (3) common lots.

History

The property has an existing single-story house built-in 1957.

The proposed site has received prior zoning approval as an R-4 PUD, and approval of the preliminary plat by City Council on January 11, 2022. Due to failure to receive final plat approval within one year of approval by the Planning and Zoning Commission the preliminary plat expired.

The parcel has changed ownership since the prior submittal and the new owner of record is requesting approval of the Paiute Place Preliminary Plat. There are no changes to the Paiute Place Preliminary Plat and it is identical

to the previously approved preliminary plat.

Approval Process

P&Z Commission Review & Action:

The Commission shall review the preliminary plat, comments from the concerned persons and agencies, and the report from the administrator to arrive at a decision on the preliminary plat.

In determining the acceptance of a proposed subdivision, the Commission shall consider the objects of this chapter and at least the following:

1. The availability of public services to accommodate the proposed development;
2. The continuity of the proposed development with the capital improvement program, if applicable;
3. The public financial capability of supporting services for the proposed development; and
4. The other health, safety, or environmental problems may be brought to the Commission's attention.

City Council Action:

Upon recommendation from the Commission, the council will either reject the plat or approve it subject to conditions set forth. These conditions will be expressed in a written letter to the developer. After adding these conditions to the plat, the developer will then resubmit it to the administrator to review and approve technical data, placement of utilities, etc.

Comprehensive Plan Compliance

The subject property is designated as Residential per the Future Land Use Map.

The City's adopted Comprehensive Plan illustrates that the public and City Officials alike determined that housing is one of the City's top five (5) priorities (pg. 9). The City and Comprehensive Plan recognizes that a diverse housing product selection is needed to have a prosperous community.

Notification & Responses