



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

Monday, March 20, 2023, at 5:00 PM

ESTABLISH A QUORUM

Vice-Chairperson William Roeder noted a quorum present and called the March 20, 2023, Regular Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Travis Eikeness, William Roeder, Cristina Drake, and Scott Harjo.

Staff members attending were Community Development Director, Brock Cherry, and Assistant City Planner, Chris Curtis,

Chairperson Kristopher Wallaert, Public Works Director, Richard Urquidi, and Legal Counsel, Geoff Schroeder were not in attendance.

MINUTES

*Action Item: February 6th, 2023

Commission Member Travis Eikeness made a motion to approve the minutes for February 6th, 2023. Commission Member Scott Harjo 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)

* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – None.

PUBLIC HEARING AND ACTION

*Action Item – Planned Unit Development (PUD) Amendment – Yasinski Investments. A request to amend the currently R-4 PUD located at 830 North 2nd East Street. (RPA3S06E260395)

Brock Cherry gave the staff report. The original PUD was purely residential. The proposed amendment would eliminate the 16 unit building and instead retrofit the bowling alley into an indoor self-storage facility. The vehicular trip count would be different than the residential trip counts. It is believed the applicant has done that research and will present what should be expected for vehicular trips. One thing to look at is whether this is harmonious with the Comprehensive Plan and the Future Land Use Map. This is a transition area on the Future Land Use Map with commercial and residential designations. The proposed parking for the self-storage unit is two spaces that are specifically allocated to the use, the residential use will have two spaces per dwelling.

Teran Mitchell, a representative for applicant, came forward to speak. Cost has caused the change to the project, and they would like to utilize the existing building for storage and that will also address the concern of traffic. The walk-in storage use generates 0.39 trips per hour cited from the American

Automobile Association. ITD gave feedback on the much more intensive use of the residential where they were asking for thirty-two units and were approved for twenty-four units. At thirty-two units the response was that the project was not on a State Highway and the development is too small to merit additional studies. The proposed access is all public streets. The parcel is currently one large parcel and will be split into two. The goal is to get the self-storage going and then utilize the equity to fund the construction loan on the twelve-plex. There will be roadway improvements, right-of-way improvements, sidewalk, curb, and gutter. There is an existing access easement to the Dusty Rose. There is sufficient parking for both the residential and the proposed commercial storage unit as well as additional amenities for the residential on site, such as a pavilion and playground.

Public Hearing Opened

Talon Mullinix and Heather Mullinix came forward to speak. Their concern is retaining access to their shop that is accessed through the parking lot of the applicant. It is not a deeded access, and they did not realize that when they bought it. This was also discussed at the original application.

The Commission was cautioned that placing a condition requiring access can be deemed as a taking of the property rights of Mr. Yasinski. The applicant and the adjacent homeowner can come to an agreement themselves if they wish.

Public Hearing Closed

There are no assigned spaces but as part of the agreement with the residential site will have two spaces to be reserved for the commercial use. Access to the storage units will be at the current location of the main doors and then at the back of the building and is contingent on the design. The storage component projects to 127 units, in assorted sizes, and there is concern that there is not enough parking. Code could require more spaces but until a site plan is presented the number of spaces is difficult to project. Parking issues will be Mr. Yasinski's issue, however the City needs to look at potential impacts if there is a build-up and how it could affect the public right-of-way. There will be twenty-six drives and the flow of traffic will flow multi-directional. There is concern that the storage facility could become a nuisance for the residents of the complex. It is anticipated that the residents of the residential complex will also utilize the storage facility. The minimum width required by the Fire Department for the roadway width is twenty-six feet. The applicable Code that requires number of parking spaces for this development is one space per each three employees at maximum employment plus one space per each vehicle necessary for conducting business. The next best thing for determining parking is the number of vehicular trips as cited by Mr. Mitchell. The complex has twelve units with 26 spaces. There was a lot of discussion on the topic of parking for unloading and loading at and for the storage facility. There were twenty-four parking spaces are for the prior approved PUD and those spaces surround the residential portion, there have been two spaces added, if needed they can identify those spaces for the storage facility. If the parking study requires more than two spaces the applicant is amenable to reducing the housing from twelve to eight units.

Commission Member Scott Harjo made a motion to approve the amendment for the Freedom Estates R-4 PUD (PZ-23-7) to a phased approach with residential pending a parking plan that reflects appropriate parking for both facilities to be approved by Planning & Zoning and City Council. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

- * January 2023 - Code Enforcement Report-None
- * January 2023- Building Permit Report-None
- * February 2023 - Code Enforcement Report-None
- * February 2023 - Building Permit Report-None


Planning & Zoning Minutes

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*Mr. Cherry mentioned that there was an invite sent out to the Commission regarding the Master Transportation Plan walk-about-it with consultants. There are a limited number of seats available if they would like to attend. The dates are April 20th and 21st.

ADJOURN

Vice-Chairperson Roeder adjourned the meeting at 7:04 p.m.


Chair