



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

May 16, 2022
6:00 PM

ESTABLISH A QUORUM

Vice Chairperson William Roeder noted a quorum present and called the May 16, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Nancy Brletic, Travis Eikeness, and William Roeder.

Commission Member Wallaert was not in attendance.

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

MINUTES

- *May 2, 2022
- *May 4, 2022

Commission Member Nancy Brletic made a motion to approve the minutes for May 2, 2022, and May 4, 2022. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

PUBLIC HEARING AND ACTION

*Action Item – C-3 Planned Unit Development (PUD)

Applicant – Titanium Partnerships

A request by Titanium Partnerships in care of Mason & Associates for a C-3 Planned Unit Development (PUD), Golf View Apartments PUD. The PUD will allow for 186 apartment units, fifteen two bed and two bath units and 171 one bedroom one bath units, and a club house. The parcels are located on East 8th North Street, just east of 2255 East 8th North (Elmore County Sheriff Office), and West of 2775 East 8th North (Mountain Home Police Department). (RPA3S07E304212, RPA3S07E302685) (PZ-22-10)

Application: PZ-22-10

Community Development Director, Brock Cherry, gave the Staff Report. The proposed C-3 PUD is in alignment with the Future Land Use Map. The commercial use designation per the Comprehensive Plan speaks of commercial and high-density multi-family residential in that zone. The PUD will allow deviation from certain property development standards, for height, from thirty feet to forty feet. If this were a commercial use in this zone the height would be forty-five feet, but because it is a residential use they must abide by R-4 Standards. The other deviation is for parking. Code requires two off street parking spaces per unit. The applicant proposes a lesser parking ratio be considered and allow for on street parking along 8th Street. The amenities include a clubhouse, walking path, and sheltered area for cookouts. Commission will consider if the application meets the criteria for a Planned Unit Development.

A Traffic Impact Study has been completed. The level of service for roadways will not be substantially impacted.

The applicant Steve Wood of Titanium Partnerships came forward to speak. We are proposing one hundred and eighty-six units, fifteen two-bedroom, the rest are one bedroom. The homes are designed toward the Airbase and military presence. There are a couple of unusual aspects to the property. The water mains stop at either end of the parcel. We have designed the water system to complete the circuit. It will allow for fire hydrants with adequate volume. The target goal was one parking spot for one-bedroom units and two for the two-bedroom units. The target user is single people or married couples. The amenities are centralized. To make the project pencil the height deviation was needed to allow for three stories. The landscape is low water, native vegetation.

There was concern regarding the parking deviation as even the single units could have couples living there. The parking deviation is 17% below the standard needed leaving the project 115 parking spaces short to meet code. East 8th North Street may have space for 25 to 30 on-street parking spaces adjacent to the property. Utilizing both sides may accommodate up to fifty cars.

Public Hearing Opened.

Misty Pierce came forward to speak. The traffic parking on the street could impede law enforcement going on emergencies. Concerned about taking commercial parcels for residential uses. We are exceeding the growth rate allowed by the State as mentioned by Councilperson Brennan. Any application needing modification should come back to the Planning & Zoning.

Karen Halligun came forward to speak. Parking is an issue especially for visitors to the location.

Stefanie Kazyaka came forward to speak. Mountain Home Irrigation representative. No runoff can go into the irrigation canal. Fencing along the canal needs to be fireproof and five to six feet high. Easement must be twenty-five feet from center ditch on each side. Any adjustments need to go to the Irrigation Board.

Steven Williams came forward to speak. Owns home on North side of golf course, was concerned about the point of diversion on the map. Concerned about the impact of water usage on his well as it is only 140 feet deep. Landscape should be on the east, south and west side of the project as well. Concerned with parking as well.

Carl Vaughn came forward to speak. Wanted to make the Commission aware that in 2003 the City applied for a grant to replace the canal at 8th Street and at American Legion, at the time everything East of the canal was identified as Industrial/Light Commercial. It is now identified as mixed use residential. The TIS numbers used should be the max capacity numbers of 372. This will overburden the roundabout. The average home has 1.88 vehicles per the National Household Average Vehicle Report. There should be 372 parking spots to be optimal. This is next to a canal and should be considered for safety. There was a grant for the emergency flashing signals on American Legion Boulevard. That is an emergency route to the highway to head south. 8th Street is the emergency access to the freeway, parking along there will hamper emergency response vehicles. The ACHD parking is not for residential parking, but for the commuter ride and bike path use.

Brendan McCarthy came forward to speak. Does the TIS include East 8th North and Highway 51, for the stop sign or the roundabout. It is hard to access American Legion from that location. Zero scaping should be considered.

Public Hearing Closed.

All stormwater must be retained on site. The potable water comes from all the wells. The project will probably put the City over the amount of available EDU's. The number of units per year for build out is approximately 150 to 200 per year per the ten-year plan. The new well should be online in 2025. If all EDUs are gone, building permits for new construction will not be issued, they will have to wait.

The irrigation district fence is part of the plan. They will not use irrigation district water. All stormwater will be maintained on site in a retention pond. They will not fence against the road. On the south of the property there are existing trees and along the Walmart fence. Code requires a certain number of trees and bushes. The project will lean more to zero scape with drip irrigation. There will be some graveled areas.

Staff should research the grants for that area at the canal. Approval can be contingent on the wording of the grant.

The active recreation areas will be sod, but other areas may not be grass or sod. The plan only shows three trash enclosures for the 186 units. Code does not mandate a minimum number of enclosures based on units. It was suggested that the applicant reach out to Republic Services for optimal number of trash enclosures.

There will be management on site.

They are requesting 207 spaces of the required 372, which gives a 17% deficiency of 165 spaces per code. On street parking may give 50 additional spaces, which still lacks 115 spaces. One space per household in the single units does not seem reasonable, as there will be couples in those units. William Mason Spoke regarding the executive summary of the TIS, item 3 and 3.2 the engineer talks about the 2025 traffic anticipated by number of doors specifically. E. 8th N., and N 18th E will operate with a service level of A, American Legion and E. 8th N. will operate as a level C, and American Legion and N. 18th E. will operate as a level of service B. All study areas will continue to meet minimum operational thresholds with the existing configurations. Adding a parking ratio of 1.25 would have to eliminate a building to accommodate that request. If twelve units were removed, it would add twelve spaces.

Commission Member Nancy Brletic made a motion to continue the Public Hearing on June 6, 2022, Regular Meeting of the Planning and Zoning Commission. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Brletic; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

***Action Item** – Recommendation - Zoning Title Amendment – Mobile Food Concession Yard
Applicant – Jessica Schick

a request by Jessica Schick to consider changes to an ordinance of the City of Mountain Home, Idaho, amending Title 9, Chapter 9, by adding Section 29, 9-9-29: Mobile Food Concession Yard. This request would also require amendments to Title 9, Chapter 3, Section 2: Definitions to include Mobile Food Concession and Mobile Food Concession Yard and to Title 9, Chapter 7, Section 4, 9-7-4: Land Use Chart allowing Mobile Food Concession Yards in LO/R, C-1, C-2, C-3, C-4, I-1 and I-2 Zoning Districts with a Conditional Use Permit.

Application: PZ-22-35

Commission Member Nancy Brletic made a motion that The Planning and Zoning Commission recommends to the City Council, with a 3-0 vote, that it approve the request to amend Mountain Home City Code 9-3-2, 9-7-4, and 9-9-29 to include the “Mobile Food Concessions Yard” use and corresponding development standards " per the attached ordinance. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Brletic; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

***Action Item** – Recommendation - Rezone – C-3 to I-2

Applicant – Ken Stone

a request by Ken Stone to Rezone the parcels of land addressed as 950 Sunset Strip from C-3 General Commercial Zone to I-2 Heavy Industrial. (RPA3S06E260150, RPA3S06E260230

Application: PZ-22-42

Commission Member Travis Eikeness made a motion that the Planning and Zoning Commission hereby recommends that the application request for rezone to I-2 Heavy Industrial from C-3 General Commercial should be approved and granted by the City under the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the bulk and coverage controls of the property's assigned zoning district. Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – April 2022 - None

*Monthly Code Enforcement Report – April 2022 - None

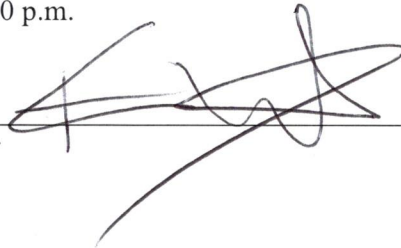
Mr. Cherry mentioned that the work session for the ADU's was scheduled for June 6, 2022.

ITEMS REQUESTED BY COMMISSION/STAFF - None

ADJOURN

Vice Chairperson Roeder adjourned the meeting at 7:30 p.m.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and lines, is written over a horizontal line. The signature is positioned to the right of the word "Chair".