



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

Monday, June 5, 2023, at 6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called June 5, 2023, Regular Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Cristina Drake, William Roeder, Travis Eikeness, Scott Harjo, and Kristopher Wallaert.

Staff members attending were Community Development Director, Brock Cherry, Assistant Planner, Chris Curtis, Public Works Director, Richard Urquidi, Legal Counsel, Paul Fitzer and the meeting was recorded by Betsy Hiddleston.

MINUTES

*Action Item: May 15, 2023

Commission Member Travis Eikeness made a motion to approve the minutes for May 15, 2023. Commission Member Cristina Drake 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? – Commission member Cristina Drake mentioned she is friends with the applicant Ms. Mitchell and receives no monetary gain in the approval of the applicant's application. She feels she can make her decision on the evidence presented as opposed to friendship.

PUBLIC HEARING AND ACTION

*Action Item – Preliminary Plat (PPLAT) – Patrick Connor, Hubble Homes.

To approve Silverstone North subdivision Preliminary Plat consisting of 17.18 acres located east of South 5th West Street along Paiute Street North.

PZ-23-20

Community Development Director, Brock Cherry, gave the staff report. This plat had prior approval January 10, 2022, and has expired. The application is the same as the prior submittal. This subdivision will consist of seventy-three lots with forty-nine single family homes, fourteen four-plex lots and ten common lots for a total of one-hundred and five dwelling units at complete build out. Included in the packet is the City Council conditions of approval, which are conditions four, seven, and eight. Two letters of correspondence were received expressing concerns about the development regarding traffic. Staff believes the original Traffic Impact Study reflects adequately the existing traffic impact. The preliminary plat meets the design standards of the Code.

The applicant, Patrick Conner, came forward to speak. The construction plans have gone through the approval process. The applicant missed the one-year mark to request the extension and therefore the

Planning & Zoning Minutes

preliminary plat expired. The four-plex buildings will be commonly owned by one single owner with a common HOA maintenance agreement. There is a low water landscape plan, with a common walkway through the middle and a picnic shelter. There will be a reduction of fifty percent or less of sod in the front yards. Sewer, water and sidewalks will be stubbed to the neighbors to the west. The access points to the subdivision will be from the south from Silverstone and north from Paiute to the north. The applicant states that the project will get started as soon as possible.

Public Hearing Opened.

Alain Isaac came forward to speak. She was concerned about a possible easement off Paiute that may affect her mother's property. In addition, she inquired about water drainage from the north end of the property. She believes the roads are County roads built to fifty cars per day. Just the four-plexes will put approximately one-hundred and forty-four new cars on the road twice a day and she doesn't believe Paiute, 5th, 10th, and 12th Streets were built for that kind of traffic. The city taxpayers will have to pay the bill on the street improvements. She would like to know why they couldn't put the four-plexes up to the south and the houses to the north which would take a lot of traffic off Paiute Street. 12th Street crossing is a dangerous crossing with a lot of traffic already. She was concerned there may be taking of property for improvements on Paiute.

Misty Pierce came forward to speak. Misty was concerned about the corner of Paiute, Isaac, and Gillespie already and that people are running that stop sign. She feels that the road will need to be extended without taking other people's property. She also agrees with Ms. Isaacs' statements. This will affect the property values of the houses in the area.

William Hogan came forward to speak. He is concerned about several things. His property is on the east side of this proposed subdivision. He is concerned as to why those lots are only fifty feet instead of fifty-seven. He would prefer those lots to be bigger as parking is a major deal in the subdivision. The requirement for two parking spaces per lot is not enough. Another concern is water availability and the surrounding wells. This project also obstructs his view, effects the price of his property and his personal being.

Public Hearing Closed.

It is believed the old traffic study took Morning View Subdivision at full build out into account. The design layout concept is to have the adjacent uses the same. The frontage on Paiute Place will be improved. The applicant has no information about any extension to 5th Street. There are some easements that are still guaranteed along the east side. Some of the drainage in that area will be improved as well. The Comprehensive Plan has slated this area for residential and there are no view protections. The utilities are extended to the west for connectivity. The right-of-way and streets will be dedicated to the city. This project will connect to City water. Paiute Place is a mix of City and County roadway. It is not believed that more of that roadway will be taken for easement. The TIS scope of work includes Falcons Landing, Blue Juniper, and Blue Yonder Subdivisions. There is no information regarding the lowering of home values. The lot sizes are for R-4 zoning that was approved. Silverstone is an R-2 zone. Parking for the four-plexes is two per unit and the current layout appears to provide for 2.5 per unit. There is a 30' maximum building height in the R-4 zone.

Commission Member Travis Eikeness made a motion to approve the Silverstone North Preliminary Plat consisting of 17.18 acres located east of South 5th West Street along Paiute Street North, with the following conditions added from the Council, the applicant shall limit the sod in the front scape of each lot to fifty percent or less, and the applicant shall endeavor to responsibly adhere to the xeriscape landscape plan. The Applicant shall provide additional walking paths, water/sewer infrastructure, and applicable easements as identified in the original approval documents. All developments regarding this application will be subject to the City of Mountain Home's ability to provide municipal water services. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Harjo; aye; Commission Member Drake; aye; Commission Member Roeder; aye Commission Member Eikeness; aye; and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*Action Item - Conditional Use Permit (CUP) - Mitchell Rufe.

A Conditional Use Permit to allow for an event center located at 165 N. 2nd East Street.

PZ-23-27

Assistant City Planner, Chris Curtis, gave the staff report. This conditional use permit is to allow for an event center at 165 North 2nd East Street, previously The Studio. This location is in the downtown parking overlay and there are no parking requirements. The Comprehensive Plan identifies the need for more event type things in the downtown area. The applicant will be required to coordinate with the Fire Marshal to coordinate all her interior decorations to make sure that they meet Fire Code. She has met all posting requirements.

Mitchell Rufe came forward to speak. This venue will be for weddings. It will be fancy and pretty and look forward to more public events as well.

Public Hearing Opened.
No testimony was received.
Public Hearing Closed.

It does not appear that any surrounding business owners are taking issue with the use. Local businesses will be able to utilize the space for private events as well.

Commission Member Scott Harjo made a motion to approve the application PZ-23-27 for the event center. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Eikeness; aye; Commission Member Roeder; aye; Commission Member Drake; aye; Commission Member Harjo; aye; and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS-Old Business was heard first on the agenda.

* Action Item – Approve Finding of Fact

Conditional Use Permit (CUP) – Chad Spenser, Standard Plumbing.

A Conditional Use Permit to allow for the renovation of an existing, nonconforming structure in a C3 zone at 120 South 3rd East.

PZ-23-24

Commission Member Travis Eikeness made a motion to approve the Findings of Fact for May 15, 2023, PZ-23-24. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Harjo; aye; Commission Member Drake; aye; Commission Member Roeder; aye; Commission Member Eikeness; aye; and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

* Action Item – Approve Finding of Fact

Conditional Use Permit (CUP) – Dominic Newton.

A Conditional Use Permit to allow for the enlargement of a residential dwelling in a C3 zone at 385 West Jackson Street.

PZ-23-26

Commission Member Cristina Drake made a motion to approve the Findings of Fact for PZ-23-26. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye; Commission Member Drake; aye; Commission Member Roeder; aye; Commission Member Eikeness; aye; and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS


* None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* Discuss moving the meetings to Tuesday at 5 pm to mirror City Council. The Commission agreed to move the meetings from Mondays at 6:00 pm to Tuesday at 5:30 pm starting in July.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 7:04 p.m.

 20 Jun 23

Chair