



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

July 6, 2022
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the July 6, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Kristopher Wallaert, William Roeder, Scott Harjo, and Cristina Drake.

Commission Member Travis Eikeness was not in attendance.

Staff members attending were Community Development Director, Brock Cherry, and Legal Counsel, Geoff Schroeder.

MINUTES

*June 21, 2022

Commission Member William Roeder made a motion to approve the minutes for June 21, 2022. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

PUBLIC HEARING AND ACTION

*Action Item – Conditional Use Permit – Sign in residential zone

Applicant – Jeff Lewis

a request for a Conditional Use Permit. Jeff Lewis representing Public Health District No. 4 has applied for a Conditional Use Permit for a monument sign in a residential zone. The sign will to be located at 520 East 8th North Street, Mountain Home, ID. (RPA3S06E253376)

Application: PZ-22-71

Community Development Director, Brock Cherry, gave the Staff Report. The applicant would like a freestanding sign at 520 East 8th North Street for Central District Health and other entities at that location which Code allows with a Conditional Use Permit. Size and placement of the sign is harmonious with the Code.

The applicant came forward to speak. This is a colocation sign which includes Central District Health, Department of Commerce and Labor, and Health and Welfare.

Public Hearing Opened.

Public Hearing Closed.

This sign will not be illuminated.

Commission Member William Roeder made a motion that the Planning and Zoning Commission recommends approval of the request for a Conditions Use Permit for a public/church/hospital monument sign in a residential zone. The sign will be located at 520 East 8th North Street. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

*Action Item – Planned Unit Development – Rezone R-4 to R-4 PUD Colthorp Commons
Applicant – Meridian Development

A request by Meridian Development Co, LLC, for a rezone from R-4 to R-4 planned Unit Development (PUD) Colthorp Commons Subdivision. The request would allow for a master planned development providing sixty-four attached single-family townhouses, configured in ten two-story buildings varying in four, five, seven, eight-, and nine-units. The development will provide assigned covered and uncovered tenant parking, three electric vehicle charge stations, open space amenities including, two playgrounds, community pavilion, bicycle racks, and a walking/jogging path throughout the site. (RPA0062000017M) (RP00062000017K)

Application: PZ-22-61

Applicant came forward to speak. Steve Heath, the Development Manager, came forward and introduced himself. Teran Mitchell came forward as a representative of the applicant to speak. This is a four-acre parcel, just off Airbase Road, behind the Chevy dealership. This is a three-phase project. The first phase in the northwest corner. The infrastructure will loop around along with a stub for future expansion on Garrett Street for water. There is lighted covered parking. Parking ratio is two to one. There will be an electric vehicle charging stations installed in each phase. It is intended to be a family development with green spaces utilizing low water consumption landscaping. There are sixty-four units, in ten buildings, consisting of two-bed, two-bath, and two-story. There will be a pavilion and playground. The Brie's owner is in favor of the project. There will be seven-foot privacy fencing. Each building will have a different color and character. Each unit will be 1330 square feet. There is storage for each unit as well as a covered patio.

Community Development Director, Brock Cherry, gave the Staff Report. This is a planned unit development and rezone to R-4 PUD. The PUD deviations are minor. The request is to put more than four units per lot be a permitted use and building setback deviations of ten feet in the rear yard. The parking standard is met.

EDU availability is at the risk of the developer. The availability of public services will come from the Public Works Director. The is future water development proposed. The Public Works Director was not present for this meeting. Currently there are approximately 1700 dwelling units approved to be built, these have passed the first stages of approval, development plans and final plat are still needed for many. Test holes are being drilled for a new well, if it goes well that is an additional 1500 EDUs that will be available and completed within the next two to three years.

Public Hearing Opened.

Arie Castro came forward to speak, representing himself and Brie Hodges. The concern is that people outside the community are trying to change the community. The structures do not fit the esthetic of the neighborhood, which is single-family, single-story homes. The vehicle charging stations are also a significant change to the esthetic. This is not a long-term family development and prefers a long-term such as duplexes or single-story residents. The walkability aspect to businesses is not safe especially if they must cross Airbase Road. It will add a significant number of people to the area and will create additional traffic issues.

Misty Pierce came forward to speak. As the precinct committee person for this area the concerns are traffic onto Airbase Road combined with The Village project the utilization of Haskett Street, a stop light will be needed and is expensive. Street parking makes these roads narrower. This disrupts the current resident's lifestyle, and this is not smart growth.

Chris Wells came forward to speak. His concern was that as part of the West Side Sewer District Board the Public Works Director indicated that this project would utilize the West Side Sewer District.

The district has yet to be contacted regarding this project and wants to know the impact on their constituents and their infrastructure. They collect the sewer fees there and there is an impact to them. This is cultural appropriation and is concerned for Mr. Heckathorn. It would behoove the Commission to table the project so that those issues can be worked through as the Board needs to look at it. Want Mr. Urquidi to contact him. He spoke with Mr. Urquidi the night before.

Willy Heckathorn came forward to speak. He is in favor of the project. He has spoken with them and will leave him alone. He would like a twelve-foot fence around his place too. He wanted to know if the city was stepping up to put in the other half of road. He likes that the weeds will be gone.

Lonnie Black came forward to speak. His concern is the road and widening of the road. If the road is widened it will be within a foot of his office. The streets, curbs and gutters need to be addressed. We must keep an eye on how we grow, and there must be a balance of apartments and single-family homes.

John Ligon came forward to speak. If they are going to do electric charging stations, they should do solar in too. It is a bad spot for this project. We are retired and have farm animals and are getting swallowed up. He is concerned with the cost of the homes. It will change the community there. It will increase accidents and injury.

Don Gust came forward to speak. His concerns are stormwater drainage, changing the character of the community, the roads, sewer lines, and feels like it will tear up a lot of stuff. West Side Sewer not being notified. He feels it would be better located elsewhere. Will there be a park on this side of town? It will be high impact with all the traffic with the multiple developments in this area. Other concerns are, is there enough firemen and equipment, and what type of people will be living there?

Parker Schibel came forward to speak. Lives across the street from this development. Likes the area as it is, and this will make it a drastic change.

Lee Bright came forward to speak. It seems very crowded. Concerned about the school. Was concerned if everyone would be annexed in. He was concerned about the fiber optics.

Public Hearing Closed.

There was concern regarding not Traffic Study not being required. Regarding the remaining road development, Code only requires that half that abuts the parcel to be built out.

The applicant confirmed that ITD had no concerns that would require a Traffic Study. The public works director was not present and there were many questions that only he could address, such as traffic impact on current streets and the grade of those roads. There was interest in the cost for a stop light. There was concern regarding sewer services creating an added cost to the public. Lease terms are irrelevant to approval. Due to the Public Works Director being absent to answer questions regarding roads and infrastructure it was recommended to table this item to a date specific. In addition, due to the West Side Sewer District not receiving notification by mail and this property being inside the sewer district boundaries it was determined this item should be tabled.

Commission Member William Roeder made a motion to table the application to the August 1, 2022, Planning & Zoning Commission Meeting. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

*Action Item – Preliminary Plat – Colthorp Commons

Applicant – Meridian Development

a request by Meridian Development Co, LLC, for approval of a Preliminary Plat for Colthorp Commons Subdivision. The request would allow for a master planned unit development providing sixty-four attached single-family townhouses on three lots, configured in ten two-story buildings varying in four, five, seven, eight-, and nine-units. The development will provide assigned covered and uncovered tenant parking, three electric vehicle charge stations, open space amenities including, two playgrounds, community pavilion, bicycle racks, and a walking/jogging path throughout the site. (RPA0062000017M) (RP00062000017K)

Application: PZ-22-62

Commission Member William Roeder made a motion to table the application to the August 1, 2022, Planning & Zoning Commission Meeting, due to the lack of information regarding road classification,

road volume, and sewer concerns. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

***Action Item – Preliminary Plat – 10th Street Neighborhood**

Applicant – Kaysa Cruse/Steve Taylor-Tieren

An application by Kaysa Cruse, in care of Steve Taylor-Tieren for a Preliminary Plat of the 10th Street Neighborhood Subdivision. The proposed subdivision will consist of eighty-one Single-Family detached units, eighteen Live-Work Townhomes, and eighteen apartments, totaling one hundred seventeen dwelling units. Included in the plat is a community storage facility, Community Building, daycare, playground, sports court, and activity field. The plat contains approximately 14.37 acres.

(RP00060010009A)

Application: PZ-21-65

Community Development Director, Brock Cherry, gave the Staff Report. This is a preliminary plat for a PUD that was previously approved on February 7, 2022, which allows for a mix of residential uses.

Applicant representative, Steve Taylor came forward to speak. Mr. Taylor gave an overview of the PUD and preliminary plat details. They feel this application meets the expectations of the Comprehensive Plan in the areas of housing, transportation, and Land use. There will be fencing and landscaping improvements. There is significant community park orientation. The existing trees will remain. A Phase one report has been completed as well as two phases of traffic study which have all come back positive which supports the intended growth. Soils testing has been completed as well as base flood elevation, H and H study. Public works had questions on sewer and water and that information has been forwarded. To the east and west of the parcel are sewer mains and on the west is the water main and the connections to those points have been engineered. In summary, the plat to the west has twenty-four single-family homes that look like those in Silverstone. They are 1400-1900 square foot and two-story, front-loaded garage, with a porch in the front and a patio in the back. In the Sage pocket neighborhood, are narrower townhome types separated by six feet of landscaping with a front courtyard, with walkways, they are rear-loaded, alley-loaded garages. The Blue Pocket neighborhood have bungalows with surfacing parking, on smaller lots, with front porches connected to community walkways. Rye pocket neighborhood has a mix of two-story townhomes and three-story work/live townhomes. There are apartment buildings and commercial space in the front. There will be storage units on one acre for the community. Apartments over the daycare in the common space, as well as playgrounds, sports courts, and an activity field. The project will be done in phases starting with Blue Juniper.

Community Development Director, Brock Cherry, gave the Staff Report.

Public Hearing Opened.

No one was in the room except for the Commission, Staff, and Legal Counsel.

Public Hearing Closed.

Commission Member William Roeder made a motion to request approval of the 10th Street Neighborhood Preliminary Plat consisting of 14.37 acres located on subject property at South 10th East Street (formerly Daniels Road), East of SW Silverstone Avenue West of South 10th East Street subject to 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. The Final Plat and all future development will comply with the uses and bulk & coverage controls provided in attachment #2, "Approved Planned Unit Agreement."
3. Before a Final Plat is recorded, the Applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
4. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied

for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be deemed null and void. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*Action Item – Recommendation - Conditional Use Permit – Drive-thru

Applicant – Dustee Woolstenhulme

A request for a Conditional Use Permit. Dustee Woolstenhulme has applied for a Conditional Use Permit for a Drive-up Window, for a financial institution to be located in the 2400 block of American Legion Boulevard. (RPA3S07E304845, RPA3S07E304855)

Application: PZ-22-60

Commission Member William Roeder made a motion to approve the Findings of Fact for Dustee Woolstenhulme, Idaho Central Credit Union, PZ-22-60. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

*Action Item – Recommendation - Conditional Use Permit – Drive-thru

Applicant – New Potato Creek Holdings, LLC.

A request for a Conditional Use Permit. New Potato Creek Holdings, LLC., has applied for a Conditional Use Permit for a drive-thru car wash to be located on City View Drive. (RPA01060020020)

Application: PZ-22-59

Commission Member William Roeder made a motion to approve the Findings of Fact for Tidal Wave Care Wash in care of Kelly Stedman, PZ-22-59. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Drake; aye, Commission Member Harjo; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

*Action Item – Recommendation - Conditional Use Permit – Off Premise Signs

Applicant – Ron Cox

A request for a Conditional Use Permit. Ron Cox has applied for a Conditional Use Permit to allow for two 15' x 6' Off-premises single-faced advertising signs to be located at 404 North Main Street, Mountain Home, ID. (RPA009000A001A)

Application: PZ-22-52

Commission Member William Roeder made a motion to approve the Findings of Fact for Ron Cox, Cox Signs, PZ-22-52. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

Legal Counsel, Geoff Schroeder, discussed that West Side Sewer District is a sewer district that has a contract with the City of Mountain Home. It is not clear if the development was planning to tie into their sewer system or extend the Cities sewer system into that which could change the boundaries of this district. He believes it is a political subdivision or at least governmental entity, much like an irrigation district would be. The Coffee Shop may be in that district all well. They did have notice but not legal

notice via mail as they did mention he called Public Works. There are legal procedures that need to be addressed before findings can be rendered about services, and that is who will provide service.

Planning & Zoning will have training at the next meeting at 5:30 on July 18, 2022.

ADJOURN

Chairperson Wallaert adjourned the meeting at 7:35 p.m.



Chair