



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

March 21, 2022
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the March 21, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Nancy Brletic, Mark Sauerwald, Kristopher Wallaert, and William Roeder.

Commission Member Travis Eikeness was not in attendance.

Staff members attending were Community Development Director Brock Cherry, Administrative Assistant, Brenda Ellis, Public Works Director Rich Urquidi and Attorney Geoff Schroeder.

MINUTES

*March 7, 2022

Commission Member William Roeder made a motion to approve the minutes for March 7, 2022. Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

Suzette Poole spoke regarding Becky Garvey writing into the Mountain News regarding Thunderbolt Landing, which she and the Mayor live by. She wanted to know if Thunderbolt Landing was passed. It was denied at Planning & Zoning level due to density. City Council did approve it. She mentioned the Silverstone North Subdivision was approved as R4 zoning which is near her property. She wanted to know why Silverstone North was approved by Planning and Zoning and the Commission did not approve Thunderbolt. The comment in the Mountain news mentioned that Thunderbolt would bring down the home values in that area. She feels that Silverstone North will bring her homes value down as well. She was told she could request a copy of the Findings of Fact regarding Thunderbolt Landing.

Teran Mitchel let the Commission know that he appreciates the job they do. He gave a prepared statement regarding the proposed Airport Overlay District and the impact it has rising cost of housing. His statement included an article that listed Boise as the number one ranked overpriced city and ranked it at 80.6 percent over valuation. That overvaluation looms over our area. The average price from September 2020 to September 2021 had increased by 34.7 percent and appears we are on track to add an additional twenty to twenty-five percent this year. Housing is becoming unobtainable and rising faster than the current rate of inflation. The impositions of regulations contribute to approximately 23.8 percent of the final cost of each house. The Airport Overlay can be a contributing factor in cost. The Average cost of a house is \$394,000 and \$94,000 of that is directly attributed to the burden of regulation, such as zoning ordinances,

application review, Planning & Zoning delays, requests for studies and research, and Land Use restrictions like Airport Overlays. Mr. Mitchel does not support the Airport Overlay District that will lead to higher housing prices, lower availability and the need for higher taxes to support our aged municipal infrastructure.

Misty Pierce spoke regarding the Comprehensive Plan and the survey that was sent out asking about community priorities. Of the priorities agriculture was number one, and economy was two. There have been a lot of residential housing developments approved. There are water problems and there will probably be a drought proclamation by the irrigation district. She would hate to see the City have too many houses and not enough water which would require people to leave due to scarce water. The State Statute states it is the job of the Commission to know and follow the Comprehensive Plan. She doesn't feel the Comprehensive Plan is being followed because the Commission puts housing above economy and agriculture. She felt if the Commission was be coerced, they needed to step up and say something or resign.

PUBLIC HEARING AND ACTION

***Action Item – R-4 Planned Unit Development – LaBelle Estates**

Applicant – Gary & Wendy Carlton

A request for an R-4 Planned Unit Development, for the proposed LaBelle Estates Subdivision. The proposed La Belle Estates development consists of nineteen single family residential lots with a typical lot size of 30'x78'. These lots are designed to accommodate small (approximately 648 square feet), one-bedroom homes. The plan will include a shared private drive and common areas. The parcels of land are located east of South 10th East Street (Daniels Road), west of Old Highway 30 and about 400 feet south of West 12th South Street.

(RPA3S06E367928, RPA3S06E367929, RPA3S06E367931, RPA3S06E367980, RPA3S06E368020, RPA3S06E367970, RPA3S06E367936, RPA3S06E367950, RPA3S06E367941)

Application: PZ-22-20

Brock Cherry gave the Staff Report.

The Planned Unit Development request is for R-4 PUD. The current site has no structures. The proposed subdivision will have stick built homes containing nineteen lots and is on four acres. The applicants received approval to move forward with a PUD by City Council on October 25th, 2021. Prior approval is required on parcels under three acres. The future land use map shows half of this area as residential and half as commercial. This is a buffer area and middle housing is a typical housing product in this area. Staff believes the intent of the Comprehensive Plan is being met. Applicant is seeking approval of minimum square footage for each lot of 2340 square foot lots, with five and seven foot interior setbacks, eleven foot rear setback, and thirty feet of linear lot street frontage. They are asking the EDU calculation be calculated at .25 per EDU. All landscaping irrigation will be from an existing well as 5/6 of water consumption use is for irrigation. They are asking to deviate from some design standards on the front of the homes to not do any modulation. They will offer some substantial front porch space. Agri-Lines have given a letter. Two realtors have given letters regarding the need for housing. Public Works, Fire and Police have viewed this project and it has been deemed as serviceable.

Commission Member Sauerwald inquired that if the EDU reduction was granted would they be prohibited for utilizing the city water for irrigation and was concerned by granting the 75% reduction in EDU's that if the well failed then they would have to rely on City Water for that irrigation.

Public Works Director, Rich Urquidi responded to the seventy-five percent reduction request. If something happens the irrigation would have to be hooked up in a different way. Potable water could not be used for irrigation. Should that irrigation fail they would have to come back and pay for additional hook-up fees for EDU's to utilize the potable water for irrigation. He compared this request to RV EDU's where each spot is a .25, but this use is year round. .25 may be a little bit low, and suggested a .33. The Director feels these homes would use less that the base use of 5000 gallons without having the irrigation. Brock Cherry informed the Commission that the Council is looking at changing the EDU table. Given this

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request, with specific criteria for a departure for the EDU's, Legal Counsel did not feel the request would set precedence. Each application to deviate will come with its own set of facts and evaluated on its own merits. There are adequate EDU's available to accommodate this project.

Wendy and Gary Carlton came forward to speak on the application. They purchased the property in 1993 at the time it had thirteen houses on the property. The homes came down in 2013. Carlton Properties build custom homes and this is a new product for them. The smaller lot helps to get the pricing down. The current well had a new pump put in about ten years ago. That property has been on that well for fifty years with no issues. It supplied all water needs for the houses and the irrigation. If the well was to fail it would be up to the property owners (HOA) to cheap in to fix it. This product will be turnkey ready. Having washer and dryers, appliances and fully water wise landscaped. The yards are minimal. There is a huge market of single people seeking this product. These will be quality homes. The original price point was to be around \$179,000, but material costs continue to climb. The homes will all be fenced. Backyards will not be landscaped, but fenced. They will be energy efficient homes. There will be a fire gate on Highway 30, but not thru access, the entrance will be from Daniels Road.

Public Hearing Opened.

Suzette Poole came forward to speak. She wanted to know if the well would be metered. She wanted to know how far apart the houses would be. She was concerned that if there were no rain gutters it would affect the foundation so she wanted to know how they would correct that. She wanted to know what they considered affordable housing.

Misty Pierce came forward to speak. She thinks these starter homes are great in theory. And more homes are needed in this size. There is a lot of wasted space for greenery and if they cut that down a little it would help with the use of irrigation water. She does think they are extremely small for a starter home. She does not feel the price range is reflective of starter homes as they are not affordable.

Public Hearing Closed.

The Commission does not consider recommendations based on price levels of the housing or HOA fees. The homes are twelve feet apart. Rain gutters will be on the homes. The greenery areas are retention basins as well and the drawing is a rendering. It won't all be grass. The homes will be quality homes with privacy back yards and good community. The homeowner will not have a direct connection to the irrigation system. They system will be on a timer. There will be twenty zones. They will have their own valves and one central timer. The planter areas in front of the house will be on a drip system on non-potable water.

There was conversation regarding whether going from a .25 to a .33 EDU would be an issue for the developer. Fees are an issue with increasing building costs. 1/6th of water is for home usage, the rest is irrigation costs. There should be minimum sewage usage as well.

All homes will be built with higher end construction. The build will be high efficiency. The Public Works Director compared this EDU request to what RV parks are being charged.

Commission Member Nancy Brletic made a motion that the request for an R-4 Planned Unit Development for the proposed LaBelle Estates Subdivision that the recommendation to City Council to approve subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards, and all future development will comply with the uses and bulk & coverage controls as provided in attachment #6 "Proposed Planned Unit Agreement". Commission Member Mark Sauerwald seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

***Action Item – Preliminary Plat – LaBelle Estates**

Applicant – Gary & Wendy Carlton

A request for Preliminary Plat approval, for the proposed LaBelle Estates Subdivision. The proposed La Belle Estates development consists of nineteen single family residential lots with a typical lot size of 30'x78'. These lots are designed to accommodate small (approximately 648 square feet), one-bedroom homes. The plan will include a shared private drive and common areas.

(RPA3S06E367928, RPA3S06E367929, RPA3S06E367931, RPA3S06E367980, RPA3S06E368020, RPA3S06E367970, RPA3S06E367936, RPA3S06E367950, RPA3S06E367941)

Application: PZ-22-19

Brock Cherry gave the Staff Report.

The proposed LaBelle Estates subdivision is an R-4 PUD which allows variation to zoning standards. There are public services available. The plat meets the deviations stated in the PUD agreement. This is an infill project. There will be conservation landscaping, utilizing a non-potable water offerings.

Gary and Wendy Carlton came forward to speak.

There will be fire hydrants and will be marked on the final plat.

Public Hearing Opened.

Suzette Poole came forward to speak. She believes that the when you put houses on a parcel IDWR take away so much of the irrigation water. She will reach out to IDWR.

Bret Deering came forward to speak. He wanted to know if the landscape would be xeriscape.

Public Hearing Closed.

There will be some sod for the landscaping. There were thirteen houses on the property prior, with families and all irrigating off of the one well. There were 122 being watered at that time. This plat has a lot of concrete and very little yard space with the exception of the common areas.

Commission Member Mark Sauerwald made a motion to recommend to City Council approval of the request of the Preliminary Plat approval for the proposed LaBelle Estates Subdivision. The proposed development consists of nineteen single family residential lots, with a typical lot size of 30'x 78'. These lots are designed to accommodate small, approximately 648 square feet, one bedroom homes. The plan will include a shared private drive and common areas, and 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. All future development will comply with the uses and bulk & coverage controls as provided in attachment #6 "Labelle Estates Planned Unit Agreement".
3. Before a Final Plat being recorded, the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
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.
5. Water wise landscaping be part of the final plat.

Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

NEW BUSINESS - None

OLD BUSINESS

***Action Item – Recommendation - Annex and Zone R-4 Residential**

Applicant – Copium Investments in care of Mason & Associates

A request to Annex & Zone to R-4 Residential a parcel of land approximately 4.09 acres and the entirety of West 12th South Street that fronts this parcel, located at what is currently addressed as 370 West 12th South Street. (RP03S06E363830)

Application: PZ-22-06

Commission Member William Roeder made a motion to approve the Findings of Fact of Copium Investments, application PZ-22-06. Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

***Action Item – Recommendation - Conditional Use Permit – Mobile Home Park**

Applicant – Copium Investments in care of Mason & Associates

A request for a Conditional Use Permit to establish a new mobile home park to be located at what is currently addressed as 370 West 12th South Street. (RP03S06E363830)

Application: PZ-22-11

Commission Member William Roeder made a motion to approve the Findings of Fact for Copium Investments, application PZ-22-11. Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

***Action Item – Recommendation - Preliminary Plat – Autumn Park Subdivision**

Applicant – GA Haan Development

A request for Preliminary Plat approval for the proposed Autumn Park Subdivision. The plat contains forty-eight total lots that includes, forty-five multi-family residential lots consisting of thirty-nine duplex lots, two tri-plex lots, four four-plex lots and three common lots. (The northerly ten acres of parcel number RPA3S06E354850)

Application: PZ-22-17

Commission Member William Roeder made a motion to approve the Findings of Fact for G.A. Haan Development, LLC, Autumn Park Subdivision, application PZ-22-17. Commission Member Mark Sauerwald seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*Discussion – Accessory Dwelling Units. There was open discussion regarding Accessory Dwelling Units.

Roberts Rules of Order were suspended.

There was concern the draft did not say that the unit needs to be on a foundation. The biggest change was removing attached accessory dwelling units. The cleanest interpretation was for detached units. A decision needs to be made if ADUs will be applied to the City at large or should there be an overlay zone. The Comprehensive Plan encourages the ADU ordinance. Finalizing design standards need to be addressed.

There was discussion on whether another survey is needed.

Setbacks are one limiting factor.

Item G. was contradictory to itself. It should read, Utilities: ADU's must receive water, sewer, and sanitation services separate from the primary dwelling.

There was further discussion regarding number of bedrooms and parking restrictions. Primary dwelling size and existing parking codes will dictate both.

It was recommended a joint work session with the City Council be held.

ITEMS REQUESTED BY COMMISSION/STAFF - None

ADJOURN

Chairperson Wallaert adjourned the meeting at 8:18 p.m.

Chair 