



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

October 19, 2020
6:00 PM

ESTABLISH A QUORUM

Chairperson Topher Wallaert noted there was a quorum present and called the October 19, 2020, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Nancy Brletic, Topher Wallaert, Travis Eikeness, Mark Sauerwald and James Eskridge.

Commission Member Joe Harper, Mark and Deedee Devol were absent.

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

MINUTES-

October 5, 2020

Commission Member Nancy Brletic made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on October 5, 2020. Commission Member Mark Sauerwald seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*None

OLD BUSINESS

***Action Item-Discussion/Decision and request to sign** – An Ordinance of the City of Mountain Home, Idaho, (PZ20-0003) Amending Title 9 of the City Code by: Amending the required bulk and coverages controls by eliminating maximum lot coverage, minimum yard coverage, street frontage, and minimum floor area requirements for all zoning districts (ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS, 9-7-8).

Community Development Director Spoke, “What is proposed is the Maximum Lot Coverage, Minimum Yard Area, Minimum Street Frontage, and Minimum Floor Area, be removed. Staff believes concerning

Maximum Lot Coverage and Minimum Yard Area, Code has other mechanisms to offer green space and storm water controls. Without these controls you will still have substantial yard area. This allows for more building which the Comprehensive Plan addresses affordable housing. We believe that when you are able to build more on the lot that the cost is less per square foot.”

There was no discussion from the Commission regarding, Maximum Lot Coverage, Minimum Yard Area, or Street Frontage.

Community Development Director, Brock Cherry, spoke, “With regard to the Minimum Floor Area applies to all housing types. There could be some flexibility in your decision.”

Chairperson Topher Wallaert gave a synopsis of the last meeting, such as leaving R-1 the same, and removing the requirements in the R-2 through R-4. Chairperson Wallaert stated, “I agree with leaving R-1 as is. It’s a historical area and should be preserved.” Commission Member Eskridge stated, “I feel there should be some form of minimum requirements in the R-3 and R-4. The more units, the greater the need for parking and that concerns me. I understand the problem with housing here, but I feel we could be making a problem for ourselves.” Commission Member Sauerwald, commented, “I like being able to get more density at a lower cost. My concern is parking also. What other codes could take care of that?” Brock Cherry, commented, “The Code requires two spaces per dwelling unit. Other permits such as a CUP or PUD could allow deviation from that. Those applications have a public hearing process. Our streets are large and provide for off-street parking. There are Code enforcements that can alleviate some nuisance issues.”

The discussion centered mostly on the concerns of not enough parking. The Commission was in agreement to keeping the minimum floor area in the R-1 zone.

Commission Member Mark Sauerwald made a motion to approve the item amending Title 9 of the City Code by amending the required bulk and coverages controls by eliminating the maximum lot coverage, minimum yard coverage, street frontage, and minimum floor area requirements for all zoning, districts with the exception of R-1 for minimum floor area. Commission Member Nancy Brletic seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; nay. Motion passed by a Majority vote.

***Action Item-Discussion/Decision and request to sign–** An Ordinance of the City of Mountain Home, Idaho, (PZ20-0003) Amending Title 9 of the City Code by: Repealing & replacing the existing planned unit development ordinance (PLANNED UNIT DEVELOPMENTS 9-18).

Community Development Director Spoke, “Staff believes the PUD Ordinance we have is restrictive and does not promote creativity. The PUD Ordinance allows for people to shoot for the moon. The requests have to go through Staff, Planning and Zoning, and City Council to receive permission to deviate from Code. We mandate, open space and public amenities and those additional cost become burdens on tenants and buyers. In addition, you cannot deviate from current parking regulations. The new proposal allows developers to ask for deviation, and that which they ask can be expensive, as there many documents to provide in order for their application to be persuasive. Those documents cost money and is lengthy. There are requirements and the application must be complete. Depending on the project we can add additional recommendations. The fat has been skimmed considerably from the current code. Our current Code is arduous and overly strict. With our current housing crisis, I don’t want to produce any additional costs for people trying to enter the market.”

The discussion centered around the amount of Airman that live in Boise and the economic dollars that are not spent here and how the restrictions keep us from seeing innovative ideas. The importance of knowing

the Comprehensive Plan was discussed. There was concern over the amount of reduction in regulations, and potential suits of having set prior precedence utilizing the existing Code. It was determined that treating two similar applications differently could create that scenario, but adhering to the Code should alleviate that concern. The commission discussed the value of housing and bringing not only economic dollars back to the community but also the impact on our Schools.

Commission Member Nancy Brletic made a motion to approve amending Title 9 of the City Code by repealing & replacing the existing planned unit development ordinance. Commission Member James Eskridge seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; aye. Motion passed by a Unanimous vote.

DEPARTMENT HEAD ITEMS

- * Monthly Building Permit Report – September – None
- Monthly Code Enforcement Report – September - None

Community Development Director gave the Commission an overview of items coming back before them.

ITEMS REQUESTED BY COMMISSION/STAFF

*None

ADJOURN

Chairman Topher Wallaert adjourned the meeting at 8:53 p.m.

Chair _____

