



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

Tuesday, June 20, 2023, at 6:00 PM

ESTABLISH A QUORUM

Vice-Chairperson William Roeder noted a quorum present and called June 20, 2023, Regular Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Cristina Drake, William Roeder, Travis Eikeness, and Scott Harjo.

Staff members attending were Community Development Director, Brock Cherry, Public Works Director, Richard Urquidi, Legal Counsel, Geoff Schroeder, and the meeting was recorded by Daniel Mercado.

Chairperson Kristopher Wallaert, Assistant Planner, Chris Curtis, and Betsy Hiddleston were not in attendance.

MINUTES

*Action Item: June 5, 2023

Commission Member Travis Eikeness made a motion to approve the minutes for June 5, 2023. Commission Member Scott Harjo 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? – None

PUBLIC HEARING AND ACTION

* Action Item – Vacation (VAC) – Teran Mitchell, TKM Architecture.

To Vacate a portion of the College Addition subdivision comprised of lots 8-9 and 10-12, containing approximately .43 acres.

PZ-23-32

Community Development Director, Brock Cherry, gave the staff report. All agenda items pertain to the same project and are contingent on one another. In order to replat the lots associated with the old subdivision that portion of the plat must be vacated, those are lots eight through nine and ten through twelve of block C. Ordinances and Statutes have been followed in regard to the vacation. The intent of the vacation is for residential development.

The public right-of-way behind the subject property is gravel. The applicant is aware that everything adjacent would need to be improved unless it denotes it otherwise within the PUD. The applicant is looking to put in a hard surface, pave and/or asphalt the entire length that serves as the primary access to the off-street parking.

The applicants, Jason Russell, and Teran Mitchell, came forward to speak. The vision for this location is perfect for starter families. The project is for townhomes in a duplex format with the intent to cater to teachers because of their location.

Public Hearing Opened.
No Testimony Given.
Public Hearing Closed.

Commission Member Travis Eikeness made a motion to approve vacating the portion of College Addition Subdivision, comprised of lots eight through nine, and lots ten through twelve, containing approximately .43 acres. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. The motion passed by a unanimous vote.

*Action Item – Planned Unit Development (PUD) – Teran Mitchell, TKM Architecture.

To re-zone two lots totaling .43 acres located at East 2nd South Street to the north and South 14th East Street to the west to R-4 PUD.

PZ-23-28

Community Development Director, Brock Cherry, gave the staff report. The Planned Unit Development will allow the applicant to defer from the Code to allow for the smaller lot sizes. It is currently zoned R-4 which requires a minimum of five thousand square foot lot size, with at least fifty feet of street frontage, and five- and twelve-foot side setbacks. The conditions for a rezone and a Planned Unit Development have been given to the Commission. The Comprehensive Plan Future Land Use Map calls out this area as residential. The area surrounding this location is single-family homes. Staff believes there is appropriate infrastructure in that area. The density is more than what is there.

The applicant, Terran Mitchell, came forward to speak. Mr. Mitchell provided a presentation. The intention of the project is to allow Mr. Russell to come back to Mountain Home. This project is an increase in density, but it is gentle density. The density allowed with the proposed R-4 residential, would allow up to eight units, which gives twenty units per acre. The actual density is six. The parking required would be twelve parking stalls on site, which is provided. The open space is just under thirteen hundred square feet. The project meets most all requirements, except for the lot size. This project proposes roughly twenty-five hundred to four thousand square feet for the lots. The existing lots do not provide the fifty-foot frontage. The proposed setbacks will have a zero setback because it is attached. On the other side is a three-foot setback which would give a six-foot separation between buildings. The project would meet all other standards of an R-4 zone. There are six individual lots. Landscaping will be water conservation landscaping throughout. Backyards have been factored into this project. The units are sixteen hundred and sixty square foot units. Gravel parking for the carports would allow for the stormwater to stay onsite. These are two story buildings. This meets the goals of the Comprehensive Plan, such as increased density and thoughtful design. The mailbox cluster will be located in the front. There is plenty of parking for guests.

Public Hearing Opened.
No Testimony Given.
Public Hearing Closed.

It is near a commercial corridor and walkability is great for that area. There are nearby parcels along American Legion with attached units. There is concern regarding the gravel in the back due to runoff. There will be drainage swells to dispose of runoff at the perimeter of the property and they are twenty percent oversized. The alley is public right-of-way. The alley is flat and there will be a crown placed on it with the pavement. Typically, hard surface parking is required. The gravel increases the ability for water runoff to stay on their property. The gravel should be four to five inches, whatever provides the drainage needed. There is concern that the gravel will be dragged out into the alley and the maintenance could suffer. It was suggested that the tire isles be paved and plant grass, instead of gravel, which would still allow for stormwater retention. There was concern this could set a precedent. The PUD does allow us to

deviate from standards. The code prohibits anything going into the street and is the duty of the property owner not to create a nuisance. The alley is not currently paved. The applicant feels that a solution can be agreed to upon design and connects with engineering and is open to whatever that may be.

Commission Member Travis Eikeness made a motion to approve to rezone two lots totaling .43 acres located on East 2nd South Street to the North and South 14th East Street to West, along with the following conditions: 1. Subject to site plan amendments as required to Building, Public Works, Fire, Zoning Official, and comply with applicable City Codes and Standards. 2. All future development will comply with the Uses and Bulk Coverage Controls in attachment #8, proposed Planned Unit Agreement. 3. Approval will be dependent on the approval of PZ-23-32 Vacate. 4. All development regarding this requires will be subject to the City of Mountain Home's ability to provide municipal water services. 5. A clear and concise description of gravel containment and/or an alternative to be seen in the PUD Agreement. Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member Harjo; aye; Commission Member Drake; aye Commission Member Eikeness; aye; and Commission Member Roeder; Nay. The motion passed by a majority vote.

Action Item – Preliminary Plat (PLAT) – Teran Mitchell, TKM Architecture.
To Approve Freer Fields Preliminary Plat consisting of .43 acres located at East 2nd South Street to the north and South 14th East Street to the west.

PZ-23-38

Community Development Director, Brock Cherry, gave the staff report. This proposed plat is in conformance with the Planned Unit Development. It allows for the applicant to divide each of the dwelling units to be on their own singular lot which will allow the applicant to sell them individually if they so choose. With the PUD having been recommended for approval, this plat meets the standards that were established.

Public Hearing Opened.

No Testimony Given.

Public Hearing Closed.

Commission Member Scott Harjo made a motion to recommend approving the preliminary plat, Teran Mitchell, TKM Architecture, to approve the Freer Fields Preliminary Plat, consisting of .43 acres, located at East 2nd South Street to the North and South 14th East Street to the West, PZ-23-38. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Harjo; aye; Commission Member Drake; aye Commission Member Eikeness; aye; and Commission Member Roeder; 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 - 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

Commission Member Travis Eikeness made a motion to approve the Findings of Fact for PZ-23-20. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye; Commission Member Drake; aye; Commission Member Eikeness; aye; and Commission Member Roeder; aye. The motion passed by a unanimous vote.

*Action Item – Finding of Fact - 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

Commission Member Travis Eikeness made a motion to approve the Findings of Fact for PZ-23-27. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye; Commission Member Drake; aye; Commission Member Eikeness; aye; and Commission Member Roeder; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

* Brock Cherry mentioned he would be resigning from his position effective July 21, 2023.

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* Update on Meeting Date/Time Change -Begin July 18, 2023, at 5:30 PM.

* Building Permit Report - May 2023-None

* Code Enforcement Report - May 2023-None

ADJOURN

Vice-Chairperson William Roeder adjourned the meeting at 7:20 p.m.

Chair

