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

**Monday, April 17, 2023, at 6:00 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the April 17, 2023, Special Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Cristina Drake, Kristopher Wallaert, William Roeder, Commission Member 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 Betsy Hiddleston.

**MINUTES**

\*Action Item: April 3, 2023

\*Action Item: April 6, 2023

Commission Member William Roeder made a motion to approve the minutes for April 3, 2023, and April 6, 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? – Chairperson Wallaert mentioned that the fourth item for the Public Hearings he will recuse himself from and put himself in the audience, as he is an employee of the Mountain Home School District, and that Vice-Chair Roeder will be taking over hearing.

**PUBLIC HEARING AND ACTION**

\*Action Item – Zoning Title Amendment (ZTA) Brock Cherry - Community Development Director

A request to amend the City Code by addition of Chapter 1, Title 9, Section 7; Chapter 3, Title 9, Section 2; Chapter 7, Title 9, Section 4. The additions will outright permit all City of Mountain Home facilities and structures, provide a definition for City facilities and structures, and update the Zoning land use chart to illustrate all City of Mountain Home facilities and structures as permitted.

PZ-22-96

Brock Cherry gave the staff report. The residential property rights of our residents are paramount, and we want to make sure that a local entity doesn't have total discretion to disrupt those rights. Footnote seven has laid out that a conditional use permit is required for those land uses in all residential districts or if the proposed land use is five hundred feet from a residential district or a residential use, measured in a straight line to the nearest dwelling or building entrance.

If a use is not listed in the Land Use Chart that use would be prohibited. City signs have been changed from Conditional Use Permit to outright permitted as they are similar to City Facilities.

Public Hearing Open.  
Public Hearing Closed.

There was concern regarding the sign ordinance allowing illuminated signs without going through a conditional use permit. The proposed amendment does require a cup within five-hundred feet of residential. It was discuss that modifying footnote seven to say illuminated sign not associated with traffic control would be better as long as there is a discussion about illumination and light pollution within residential areas.

Commission Member Scott Harjo made a motion to approve the application PZ-22-96 adding Chapter 1, Title 9, Section 7; Chapter 3, Title 9, Section 2; Chapter 7, Title 9, Section 4, with the addition of a definition for illuminated signs and what exclusions for traffic related signage. Commission Member Travis Eikeness 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 – Annexation (ANX) - Stephanie Hopkins on behalf of CKMH Holdings, LLC. To Annex and Zone to C-4 property located south of Airbase Road between S 14th West Street and Jerome Street. PZ-23-15

Brock Cherry gave the staff report. This location is approximately twelve acres. The United Metals project is adjacent to this location. They seek to annex to pursue multi-family development. The property is contiguous. The Comprehensive Plan, future land use map, shows this location as commercial and residential to the south. Staff is comfortable with the C-4 designation which allows for multi-family residential.

Public Hearing Open.

Misty Pierce came forward to speak. Misty would like the Commission to keep in mind the amount of traffic this will add to Airbase Road.

Community Development Director, Brock Cherry read in the correspondence received from Megan Champion. Megan was concerned about the annex and zone proposal as it relates to infrastructure. The biggest concern is the water supply. Megan feels we need to put a halt to growing population ideas and concentrate on growing necessary underground issues, poor roadways, and increased crime. Megan disapproves of this project.

Public Hearing Closed.

Commission Member William Roeder made a motion to approve the request to Annex and Zone to C-4 property that is approximately 12.66 acres located south of Airbase Road between S. 14<sup>th</sup> West and Jerome Street. Commission Member Travis Eikeness 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 – Preliminary Plat (PPLAT) - Stephanie Hopkins of behalf of CKMH Holdings, LLC. To Approve Eagles Nest Preliminary Plat consisting of 13.055 acres located south of Airbase Road between S 14th West Street and Jerome Street. PZ-23-16

Brock Cherry gave the staff report. The proposed preliminary plat is forty-five lots, with thirty-eight buildable lots, six common lots, and one private driveway. At building out it will be comprised of one hundred fifty-two units within thirty-eight four-plex buildings. All political subdivisions have been notified. We did receive a comment from ITD, their only comment was that the entrance line up with Bradford Street. They did not recommend any improvements along Airbase Road. These are two-story, windmill style four-plexes. This development meets all the requirements for a residential subdivision in

the C-4 district. Residential uses in a C-4 district use R-4 zoning standards and the multi-family development standards.

The applicant's representative, Kelly Kehrer of KM Engineering, came forward to speak. ITD did give approval. This project fits within the Comprehensive Plan. The intent is to have a tot lot at the front, with some open spaces intermingled throughout the site.

#### Public Hearing Open.

Brendan McCarthy came forward to speak. One of Brendan's concerns was the entrance that ITD addressed and is satisfied with their recommendation. Brendan's secondary concern was the number of parking spaces on the plat as that had not been mentioned. The final concern was the volume of vehicles coming in and out of one entrance onto Airbase Road.

Rena Huff came forward to speak. Rena wanted to know if this is low-income housing.

James Gilbert came forward to speak. James was concerned about West Elementary already having capacity issues and this will further create issues. The other concern is that part of town is bused to every school and wanted to know what the expectation of busing was within the subdivision?

Misty Pierce came forward to speak. Misty agreed that another school would be needed on that side of town.

#### Public Hearing Closed.

Kelly Kehrer came back up to address the comments. The traffic study that was conducted addresses both alignment of the drive as well as overall volumes and ITD has determined that this project does not adversely impact traffic in the area. It is hard to commit any kind of connection to the south without knowing what was being connected to and would not be in favor of agreeing to a connection. This is not planned as a low-income housing development. Busing is planned from this location and have been coordination with the bus company.

The plat provides three hundred and sixty-six parking spaces, three hundred and four for the residents and the remainder overflow parking for visitors. Correspondence has been received from Caldwell Transportation Bus Company.

Impact Fees cannot be collected for School Districts. Water EDUs are available.

It was questioned that the plat density did not meet the Comprehensive Plan as there is not as much density in the surrounding area as there is into this plat. The green space is directly in front of the project and four other locations throughout the plat. The applicant has been in contact with the bus company for pickup and drop off locations. The front play area is intended to be fenced along with some boulder landscaping. The density for this project is twelve units per acre. The Comprehensive Plan has established that this type of use in commercial areas is appropriate. The applicant has met the minimum standards of the code.

Commission Member Travis Eikeness made a motion to approve the Eagles Nest preliminary plat consisting of 12.66 acres up to 13.055 acres, located south of Airbase Road between South 14<sup>th</sup> West Street and Jerome 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, Commission Member Eikeness; aye, and Commission Member Wallaert; nay. The motion passed by a majority vote.

\*Action Item – Conditional Use Permit (CUP) – James Gilbert, Mountain Home School District. A Conditional Use Permit to allow for the addition of three (3) portable classrooms at 415 West 2nd North Street.

PZ-23-18

Brock Cherry mentioned he has a child that attends this school and that the Assistant Planner, Christopher Curtis will be doing the presentation on Staffs behalf.

Assistant Planner Christopher Curtis gave the Staff Report. The applicant is in attendance. They are proposing three portable temporary buildings to be placed at West Elementary School. The purpose of placing these buildings is to address the crowding issues. There is no intention to increase the number of staff members or students. There is no anticipated impact of traffic increase in the area. There will be no water or sewer connections to these buildings.

The applicant came forward to speak. Mr. Gilbert anticipates this same process playing out at all the elementary schools in the near future. This project location has had portable buildings in the past. The area would be fenced to secure the area. Classrooms of thirty are fairly common.

Public Hearing Open.  
Public Hearing Closed.

Commission Member Scott Harjo made a motion to approve application PZ-23-18 Conditional Use Permit to allow for the addition of three portable classrooms at West Elementary at 415 West 2<sup>nd</sup> North Street. Commission Member Travis Eikeness 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.

#### **NEW BUSINESS**

\*Preliminary Plat Extension (PLATEXT) – Johnny O’Donnell of Leap Housing.  
A request to extend a currently approved Plat (PLAT) for 365 days.  
PZ-23-19

Commission Travis Eikeness made a motion to approve the preliminary plat extension for Johnny O’Donnell of Leap Housing. A request to extend the currently approved plat for 365 days. 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.

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

\*Action Item – Approve Finding of Fact  
Conditional Use Permit (CUP) – Hunter Christensen/Blue Terra Development. A conditional use permit to allow for an RV Park in a C-3 Zone.  
(RPA3S07E301860)  
PZ-23-13

Commission Member Cristina Drake made a motion to approve the Findings of Fact for PZ-23-13. Commission Member William Roeder 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.

\*Action Item – Approve Finding of Fact  
Annexation (ANX) – Gisela Light. A request to Annex and Zone to C-4 two parcels located at 1125 and 1135 Airbase Rd.  
(RP03S06E352535) (RP03S06E352530)  
PZ-23-17

Community Development Director, Brock Cherry, wanted the Commission to know that there is an affidavit of legal interest from Mrs. Light for the annexation. When the recommendation is before the City Council, it is the intent of Mrs. Light to only annex the northern parcel. The Findings of Fact do have both parcels as that is what was heard at the Public Hearing.

Commission Member Cristina Drake made a motion to approve the findings of Fact for PZ-23-17. Commission Member William Roeder 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.

**DEPARTMENT HEAD ITEMS**

- \* March 2023 - Code Enforcement Report - None
- \* March 2023 – Building Department Report - None

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*The walking audit was discussed.

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 7:18 p.m.

Chair



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