



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

April 18, 2022
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the April 18, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Nancy Brletic, Kristopher Wallaert, Travis Eikeness, and William Roeder.

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

Commission Member Mark Sauerwald and Attorney Geoff Schroeder were not in attendance.

MINUTES

*April 4, 2022

Commission Member William Roeder made a motion to approve the minutes for April 4, 2022. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a majority vote.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

***Action Item – Zoning Title Amendment – Mobile Food Concession Yard**

Applicant – Jessica Schick

A request by Jessica Schick to consider changes to an ordinance of the City of Mountain Home, Idaho, amending Title 9, Chapter 9, by adding Section 29, 9-9-29: Mobile Food Concession Yard. This request would also require amendments to Title 9, Chapter 3, Section 2: Definitions to include Mobile Food Concession and Mobile Food Concession Yard and to Title 9, Chapter 7, Section 4, 9-7-4: Land Use Chart allowing Mobile Food Concession Yards in LO/R, C-1, C-2, C-3, C-4, I-1 and I-2 Zoning Districts with a Conditional Use Permit.

Application: PZ-22-35

Applicant was not in attendance. This item was moved to the last item on the agenda. Applicant never showed and the item was tabled to the May 2, 2022 meeting.

Commission Member Nancy Brletic made a motion to table the item to the May 2, 2022, Planning and Zoning Meeting. Commission Member Travis Eikeness seconded the motion. The vote is as follows:

Commission Member Brletic; aye, Commission Member Roeder; aye, and Commission Member Eikeness; aye. Motion passed by a majority vote.

***Action Item – Conditional use Permit – Storage Facility**

Applicant – Amanda Weimiller – United Metals

A request by United Metals in care of Amanda Wiemiller on a Conditional Use Permit to allow for the development of a Storage Facility, in particular, R.V. Storage on an open lot located at 1145 Airbase Road. The proposed facility will consist of an Office, six fully enclosed storage facilities ranging in size from 10'x10' to 14'x45'. In addition, there will be 54, 14'x40' RV spaces with canopies, centrally located with pull-through access. The southerly portion of the 5-acre will be designated for excess storage and open for large equipment storage. The proposed project will also contain security fencing, security gate as well as an RV dump station. (RP03S06E352430)

Application: PZ-21-80

Community Development Director, Brock Cherry, gave the Staff Report. The prior annexation application for this parcel was recommended for approval and has been approved by Council. There was a condition for a Phase II environmental Study. The applicant has completed both a phase I and II study.

Stephanie Hopkins came forward to speak on behalf of the application. The use requires a CUP. Five acres of the site will be developed, but entitle the entire 7.73 acres. The applicant is working with the City regarding extension of City services. Both environmental studies found no contaminants.

Public Hearing Opened.

Misty Pierce came forward. Wanted to know if the environmental study was completed. Wanted to know if this was going to be a residential use for people to stay in their RV's, and if so she wanted to know when the ordinance changed to not have more than one access, because it used to be three per subdivision. The Commission did let Misty know that the environmental study was done and none of the detected analytes were found in concentrations that exceeded State of Idaho soil cleanup levels.

Public Hearing Closed.

This is just a storage facility, no one will live in the RV's. Commission mentioned that the study comments, "that it should be noted that the groundwater sampling was not deemed practical as groundwater on the subject property is likely to be 400' or more below ground, however according to the site contract the waterwell located on the subject property is a shallow well and have been advised not to consume the water as well". City water and sewer will be utilized for this project, the well will not be used and there is no concern of it leaking into a City pipe. The applicant has not proposed to use the well for irrigation purposes. The applicant is not interested in using the well and the applicant is amenable to cease use of it as a condition if requested. The entrance distance from roadway to gate is 90' and should accommodate three campers or more.

Commission Member William Roeder made a motion to recommend to City Council to approve the request to allow a recreational vehicle storage facility located on property at 1145 Air Base Road, subject to the following conditions. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards. All future development will comply with the uses and bulk & coverage controls of the C-4 Zoning District. Idaho Transportation Department right-of-way approvals for the proposed use prior to facility operation. Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Brletic; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

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

Applicant – Leap Housing

A request by Leap Housing for an R-4 Planned Unit Development. The parcels of land are located east of South 5th West Street, and approximately 279 feet south of West 12th South Street. The proposed Falcons Landing Planned Unit Development will provide one hundred and thirty-six units (136), consisting of one hundred and twenty (120) multi-family units and sixteen (16) single family-attached units. Amenities will include a central community building, BBQ picnic area, playground, sport court, community garden, bike station and walking path. The plat contains twenty-two lots consisting of a total of 8.39 acres. (RP03S06E365545, RP03S06E365550) **Application: PZ-22-37**

Community Development Director, Brock Cherry, gave the Staff Report. The request is for an R-4 PUD. The intent is to allow for a future development of a mixed residential community. There will be 136 new dwelling units and a variety of amenities. They are requesting some minor deviations to building setbacks, and building height. Staff does not find the request out of the ordinary. In the surrounding area Paiute Place and Silverstone North have been approved which have higher density multi-family product. This use is ideal for the area. The Comprehensive Plan speaks of higher impact products being along collector or arterial roadways and that is what South 5th West is. This request meets Comprehensive Plan compliance.

Bart Cochran came forward to speak. He is the CEO of Leap Housing. The project delivers much needed housing to the community. Leap is a nonprofit organization focused on decreasing the workforce and affordable housing deficit through the creation of innovated homeownership and rental communities. There are three data points that support the housing need. One is vacancy and there is zero vacancy for rentals, and there is a waiting list for those. The market shows three active listing and the least expensive is \$1500.00. The Second is the average sell price, and it has gone up 27. 2% in the last year to a total of \$315,500.00, and is out of reach for many households. Thirdly, median income increase verses the median home sell increase. Median income has increased by 8% and homes have increased by 88%. Home prices are increasing at ten times the rate of wages. Boise is four times the rate of wages. The approach is to provide housing that lines up with local incomes. They have asked for a height variance to 35' on phase one and four. This will add a third story and architectural interest to the project. It will offer mixed income and mixed use, for affordable rental and affordable home ownership. The project will have on-site management and Leap will maintain longterm ownership. The bike pathway will connect to the City system. The center core is amenity space. Open space is ranked at 35.2% of the site. Phase one is 60 units and the second and third phase is the homeownership each having eight units and then phase four is the last multi-family unit. It is consistent with the R-4 zone and there are no negative impacts on nearby property. The perimeter is buffered. There is ample parking, two spaces per unit. The project is compliant with the Comprehensive Plan by adding mixed housing types and connectivity, increased entry level homeownership, promotes higher density housing and a range of housing options. There have been many letters of support and financial investments to provide housing at an affordable price.

Public Hearing Opened.

Misty Pierce came forward to speak. There is only one entrance and was concerned about emergency service access. ARe we justifying our growth with jobs? Councilman Brennan at the last meeting expressed concern at the approved housing rates getting close to the cap that is in the ten year plan. If we exceed that growth we will have more houses than money coming in and we will have failed subdivisions.

Eddie Wilson came forward to speak. Is in support of this project it provides attainable housing.

Camron Kinzer, Director of Government Affairs, Boise Regional Realtors, came forward to speak. Is in support of the PUD and Preliminary Plat. This provides affordable housing. Asks for approval.

Public Hearing Closed.

There are approximately forty-four EDU's available after this project. The new well is expected to be drilled this summer and hope to be online October 2024. We are approving a lot of projects but the EDU isn't spoken for until the building permit is processed. Each project has a year to get the final plat done and without an extension request it would become void and have to start all over again. Out of all developments approved some may not make it. The Fire Marshal and Police Chief have reviewed this subdivision and have no issue with the single entrance as the apartment units have sprinkler systems unlike a standard subdivision.

Commission Member Travis Eikeness made a motion to recommend to City Council to approve the request to rezone 8.39 acres located on the East side of South 5th West Street, South of West 12th South Street, and East of Chucker Circle to R-4 Falcons Landing PUD (Planned Unit Development), 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 provided in attachment #6, "Proposed Planned Unit Agreement." Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

***Action Item – Preliminary Plat – Falcons Landing**

Applicant – Leap Housing

a request by Leap Housing for an R-4 Planned Unit Development Preliminary Plat. The parcels of land are located east of South 5th West Street, and approximately 279 feet south of West 12th South Street. The proposed Falcons Landing Planned Unit Development will provide one hundred and thirty-six units (136), consisting of one hundred and twenty (120) multi-family units and sixteen (16) single family-attached units. Amenities will include a central community building, BBQ picnic area, playground, sport court, community garden, bike station and walking path. The plat contains twenty-two lots consisting of a total of 8.39 acres. (RP03S06E365545, RP03S06E365550)

Application: PZ-22-39

Community Development Director, Brock Cherry, gave the Staff Report. The preliminary plat is harmonious with what was proposed in the PUD.

There is a community garden for this project.

Public Hearing Opened.

Misty Pierce came forward to speak. In the job comparison chart provided by the applicant, will this benefit those who work at places like Burger King and McDonalds?

Public Hearing Closed.

Bart Cochran came forward to speak. This is considered full spectrum housing, meaning that there is deeply subsidized housing all the way to market rate. There is a handful of 30% of area median income units, 30% of area median income for a household of four. In Elmore County that is \$17,850.00 a year, which is about \$9.00 an hour. I believe Burger King is paying more than that. So that is the lowest and then all the way to market rate.

Seepage beds will handle the stormwater. There are only four dumpsters and there was concern that it wasn't enough to handle all the units. They can add more if required. The overall landscape policy with Leap is xeriscape throughout utilizing a native fescue for the turf areas. They will utilize trees, ornamental grasses and other drought tolerant plantings. Property management will maintain the area for the multi-family units. Single family will maintain their own. There will be CC&R's.

Commission Member Nancy Brletic made a motion to recommend to City Council to approve the Falcons Landing Preliminary Plat consisting of 8.39 acres located on the East side of South 5th West Street, South of West 12th South Street, and East of Chucker Circle. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards. The Final Plat and all future development will comply with the uses and bulk & coverage controls provided in attachment #2 "Proposed Planned Unit Agreement." Before a Final Plat is recorded, the Applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District. 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 William Roeder seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Brletic; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

NEW BUSINESS - None

OLD BUSINESS

These two items were on one recommendation and voted on separately.

***Action Item** – Recommendation - Comprehensive Plan Amendment - Impact Fee

Applicant – City of Mountain Home

Comprehensive Plan Amendment of the City of Mountain Home, Idaho, (PZ-21-68) by:

The addition of the City of Mountain Home Police, Fire, Parks and Streets Departments' Impact Fee Studies and Capital Improvement Plans ("Capital Improvements Plan") as Appendix "N".

Application: PZ-21-68

Commission Member William Roeder made a motion to approve the findings of fact for the Zoning Title Amendment repeal and replace Mountain Home City Code, Title 9: Land Use & Development, Chapter 4: Development Impact Fees. PZ-21-71. Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Brletic; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

***Action Item** – Recommendation - Impact Fee

Applicant – City of Mountain Home

Zoning Title Amendment of the City of Mountain Home City Code (PZ-21-68) by:

Repealing and replacing of Mountain Home City Code, Title 9: Land Use & Development, Chapter 4: Development Impact Fees.

Application: PZ-21-71

Commission Member William Roeder made a motion to recommend to City Council to approve the Findings of Fact for repeal and replace of Mountain Home City Code, Title 9: Land Use & Development, Chapter 4: Development Impact Fees, PZ-21-71 Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Brletic; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

The next three items were all on one recommendation.

***Action Item** – Recommendation - Annex and zone

Applicant – Thomason/Krall

A request by Kasey Thomason, Brianna Thomason, and Jennifer Krall, to annex and zone to R-4 Residential a parcel of land located east of Jerome Street, south of Colthorp Avenue and west of Garrett Planning & Zoning Minutes

Street. The annexation also includes the entirety of Jerome Street, Colthorp Avenue and Garrett Street that fronts this parcel of land.

Application: PZ-22-30

***Action Item** – Recommendation - Rezone C-4 to R-4

Applicant – Thomason/Krall

A request by Kasey Thomason, Brianna Thomason, and Jennifer Krall, to Rezone a portion of land from C-4 Heavy Commercial to R-4 Residential. The portion of land is located east of Jerome Street, south of Colthorp Avenue, west of Garrett Street and north of Airbase Road.

Application: PZ-22-34

***Action Item** – Recommendation - Annex and zone

Applicant – Thomason/Krall

A request by Kasey Thomason, Brianna Thomason, and Jennifer Krall, to annex and zone to C-4 Heavy Commercial a parcel of land located at the corner of Airbase Road and Garrett Street, The annexation also includes the entirety of Garrett Street that fronts this parcel of land.

Application: PZ-22-29

Commission Member William Roeder made a motion to recommend to City Council to approve the combined Findings of Fact for PZ-22-29, PZ-22-30 and PZ-22-34. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

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

Applicant – Thomason/Krall

A request by Kasey Thomason, Briannan Thomason, and Jennifer Krall to obtain a Conditional Use Permit for a Drive-up Window, for a coffee shop located on Airbase Road. The parcel is located at the corner of Airbase Road and Garrett Street.

Application: PZ-22-31

Commission Member William Roeder made a motion to recommend to City Council to approve the Findings of Fact for Kasey Thomason, PZ-22-31. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – March-None

*Monthly Code Enforcement Report – March-None

ITEMS REQUESTED BY COMMISSION/STAFF - None

ADJOURN

Chairperson Wallaert adjourned the meeting at 7:13 p.m.


Chair