



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

Live Stream Viewing:
<https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, June 4th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallert noted a quorum present and called the June 4, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Cristina Drake, Rob McCormick, Kristopher Wallert, and William Roeder.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Public Works Director Chris Curtis, Legal Counsel Geoff Schroeder, and Besty Hiddleston recorded the meeting.

MINUTES

*Action Item – Minutes, April 16th, 2024

Commission Member Will Roeder motioned to approve the minutes for April 16th, 2024. Commission Member Rob McCormick seconded the motion. All in favor. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

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) - None

* 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 – Preliminary Plat – Paiute Place

Applicant – Providence Holdings, LLC

A request to approve the Paiute Place Preliminary Plat. The plat consists of nineteen (19) lots, with sixteen (16) fourplex lots, and three (3) common lots. The development will provide sixty-four (64) total dwelling units at complete build out. The site is located at the northeast corner of South 5th West and SW Paiute. (RPA3S06E365610)

Application: PZ-24-11

Senior City Planner Brenda Ellis explained that the Preliminary Plat and the PUD for Paiute Place has been previously approved by city council but has expired so it is coming back before the commission members.

Public Hearing Open

Doug Roberson spoke about his concern with Paiute Place. It shows subdivision but looks more like apartment complex we have lots of apartment complexes the new one being built right next to Paiute Place, Caribou Apartments, other apartment complexes being built on Haskett. We do not need any more low-rent apartments. Concerned with all the traffic that goes through 5th street. Then people jump off onto Paiute and 12th street these are old county roads. People walk with their kids and kids are out playing and it is not safe. We do not need the impact of another low-cost apartment complex and the city needs to go up there and see what is going on. With Gillespie's and the other subdivisions of 42 homes going in, that traffic will go onto Paiute Street, which is not a city street.

Al Hofer spoke saying he doesn't know much about the subdivision going on he was here for the annex, but he is asking for the attorney to look up title 67 chapter 65. The reason is because a lot of these properties come with water rights. A lot of people sell the property and then sell the water rights which are supposed to stay with the property. So, these water rights are adding onto the infrastructure of the city.

Brendon McCarthy spoke not for or against the project, but he is seeing more and more development on that south side of town which concerns him with the traffic increase. We really need to be really looking into the master transportation plan and looking at what we can do to alleviate that if we are going to be putting property, but we need to be thinking of future growth and how to alleviate the traffic directing down Smith Road.

Misty Pierce spoke agrees with Doug Roberson and the traffic for those old roads. Old Daniels Road is a farm road with high traffic. Which is now known as S 10th E. People use Paiute Road to cut down to S 10th E which causes more traffic on the roads. Another concern is schools over burden West Elementary with everyone on that side of town going to West Elementary. There is also no safe crossing for the kids to get to West Elementary, the only cross is over Airbase Road.

Terry Sunderlin uses S 5th W street daily. The concern is the infrastructure for the roads with all the new development and all the new traffic. He hopes somebody is thinking about the infrastructure and traffic.

Public Hearing Closed

Jessica Ticer from Providence Holding spoke about the Paiute Place project. It is 4 plex's focusing on military and family units. They will be put in an easement and a covered bus stop for elementary school. It is not a low rent complex, it's not an affordable housing complex they will not turn down people with section 8 or voucher. This is not like the leap project like the adjacent project. They will have market rate units, and this was once approved and are looking to pick it back up and get this project moving.

There was a discussion about a traffic study being done. There has not been one. The project was approved in June 2022. Which was pre phase 4 and 5 of the CBH Morning View Subdivision. The road is a category B road. The B rating was last evaluated in 2017. The schools have been notified and for the impact fee does not impact the schools. There have not been any comments coming in from the schools.

EDUs for the city were discussed we are sitting at 1300 currently. There are over 2,000 dwelling units proposed and approved. With our findings of fact, we always state its first come first serve if we run out, we run out. Hopefully when Well 17 comes online next spring it should bring in another 1300.

Chairperson Wallert asked legal that with this project being once approved and expired now that it is back can they put conditions? Legal Geoff Schroeder said it is a PUD with a development agreement and broke down all the facts that is in front of the commission members. Geoff Schroeder with legal read though the codes and came up with they can request a traffic study due to safety concerns.

A motion was made by Commission Member Rob McCormick to have a traffic study done to see if these 64 units would impact the traffic and the safety. Commission Member Billy Roeder 2nd the motion. The

votes as follows Commission Member McCormick aye, Commission Member Drake aye, Commission Member Roeder aye, Commission Member Wallert aye. The motion passed by a unanimous vote.

***Action Item – Annex and Zone C-4 – Hamilton Road**

Applicant – City of Mountain Home

A request to annex and zone to C-4 Heavy Commercial two parcel of land consisting of eighty (80) acres. The parcels of land are located on the north side of Hamilton Road, west of South 18th East Street and east of Highway 51. This annexation will also include the entirety of Hamilton Road that fronts these parcels of land. (RP04S06E119000 & RP04S06E126000)

Application: PZ-24-17

Senior City Planner Brenda Ellis spoke about the information to Annex and Zone to C-4 Heavy Commercial consisting of 80 acres.

Public Hearing Open

Al Hofer spoke asking about what the black line on the public hearing notice that was mailed out to residents of the annex and zone. The line goes through his property. The line was of a miss alignment of the property in the blue on the map. It is not intended to go through his property, it is supposed to be out lining the blue. Mr Hofer refers to Title 67 Chapter 65 of transferring the water rights to the city and that the water rights should be staying with the property.

Steve Nemeth asked if they are going to put the berm in the front like they did with the side so the new lagoon does not leak into his property.

Misty Pierce spoke about the smell from the lagoon. She knows a gentleman who lives off Vera that is below the lagoon who has written complaints to DEQ, and EPA regarding the smell that it is so bad that he has had to go to the doctor. The smell blows into his yard and he also has sent letters to the public works and the mayor complaining.

Public Hearing Closed

Public Works Director Chris Curtis spoke on behalf of the Annex and Zone C-4 Hamilton Road project. Yes, there will be a berm that will be installed which will be engineered by Keller and Associates. The bigger picture this past winter with the major snow event it pushed out current sewer lagoons to capacity we are currently capable of holding 466 million gallons of water we hit 457 million gallons by January 2024. Which is alarming. Before this event Keller and Associates and the City Council received permission to build cell 10. They are looking at the future of building a direct injection plant. With this plant, which is 10 to 15 years out they will be able to filter the water so well that it will be safe drinking water which is class A water and can be directly injected into the aquifer to replenish the water. Public Works is working with the Airforce to get a DCIP grant which will fund the whole project for cell 10.

There was a discussion about the sewer lagoon smell. The Public Works Director invited the commission members out to the lagoons to smell and see that the odor is minimal. That towards the end of February it seems that a lot of grease is dumped into our septic system, which is not allowed, and that causes a strong smell. The ordinance is being written to address dumping grease. They do use a product that helps break down the grease. The smell also comes from the dairies.

Commission Member Drake made a motion to approve the annexation and zone to C-4 of two parcels of land approximately 80 acres located northside of Hamilton Road and west of S 18th E. PZ-24-17. Commission member McCormick 2nd the motion. The votes go as follows Commission Member McCormick aye, Commission Member Drake aye, Commission Member Roeder aye, Commission Member Wallert aye. The motion passed unanimously.

NEW BUSINESS

***Action Item – Preliminary Plat Extension – Blue Yonder Subdivision**

A request for Preliminary Plat Extension of the previously approved Blue Yonder Subdivision (PZ-22-90).

Application: PZ-24-21

Senior City Planner spoke about the Blue Yonder Subdivision, how it expired and the back story how there was an email chain that stated that if they were active then their Plat would not expire which was wrong. Backdating it would put them at getting a 6-month extension.

Commission Member McCormick motioned to approve Preliminary Plat Extension request PZ-24-21 for the Blue Yonder Subdivision. Commission Member Roeder 2nd the motion. The votes go as follows Commission Member Roeder aye, Commission Member Drake aye, Commission Member McCormick aye, Commission Member Wallert aye. The motion passed unanimously.

***Action Item – Preliminary Plat Extension – Eagles Nest Subdivision**

A request for Preliminary Plat Extension of the previously approved Eagles Nest Subdivision (PZ-23-16).

Application: PZ-24-22

Senior City Planner Brenda Ellis said that the applicant did apply before the expiration date, and it would grant them a 1-year extension.

Commission Member Drake motioned to approve the Preliminary Plat Extension request for Eagles Nest Subdivision. Commission Member McCormick 2nd the motion. The votes go as follows Commission Member Roeder aye, Commission Member Drake aye, Commission Member McCormick aye, Commission Member Wallert aye. The motion passed unanimously.

There was a quick discussion about how many times an applicant can ask for an extension. They can ask for an extension 1 time.

OLD BUSINESS

***Action Item – Findings of Fact - Preliminary Plat – Axtell Subdivision**

Applicant – Sharolynn Hammond

A request to approve the Axtell Subdivision Preliminary Plat. The plat consists of forty lots, including twenty-nine single-family lots, eight duplex lots, and three common lots. The development will provide forty-five (45) dwelling units at complete build out. The site is just east of Colonial Estates Subdivision on the east side of South 10th East Street, and West of Highway 30.

(RP03S06E368070, RP03S06E368080)

Application: PZ-24-7

Commission Member Roeder motioned to approve the findings of fact for Preliminary Plat for Axtell Subdivision PZ-24-7. Commission Member Drake 2nd the motion. The vote goes as follows Commission Member Roeder aye, Commission Member Drake aye, Commission Member McCormick aye, Commission Member Wallert aye. The motion passed unanimously.

*** Discuss - Review Land Use Chart**

There was a discussion about the Manufactured Home Park which shows permitted in the chart, but the actual code does not show permitted. Senior City Planner Brenda Ellis read the code to the commission members. Commission Member Wallert agreed with the edits Brenda provided for the zones.

Discussion about RVs that are destination trailers would they be allowed which they will not because they are a recreational vehicle.

Chairperson Wallert spoke to the commission members recommending going with the recommendations provided by Senior City Planner Brenda Ellis.

There was a discussion about PUDs. The PUD is a great product, however as far as holding developers accountable for them, doing something for the city has been lacking. Not saying it hasn't been done but we could do more. How we could negotiate with developers about a PUD bringing in the PUD and you're going to make money but how are you going to benefit the city. What amenities can they bring? PUDs have been pushed for such a long time and now they don't think that a PUD is a good fit in all areas. There are benefits and cons to PUDs. Needing a mixture of residential units for everyone's needs. Legal Geoff Schroeder gave advice and broke down the difference between the PUDs and Subdivision. How the commission members can guide the developers to develop more for what the city needs and keep the small-town feel. Geoff recommended taking out PUDs being unnecessary in R-3 Code and confusing since it does talk about mixed use. A PUD brings a different development.

There was a discussion about the difference between a duplex and an attached single family. A duplex is two attached units on 1 parcel. An attached single family is 2 units on two different parcels but attached together but has a zero-lot line. Which started a discussion about condominiums and how they think they are the same. We have definitions for condominiums but don't have them in the land use chart. They would like to see single family attached permitted in R-3 and R-4 zones and not permitted in R-2 and R-1. Single family attached the commission would like to name just townhomes.

There was a discussion about the dwelling of multiple of 4 or more units and where it should be permitted. Should they be conditional use or permitted in certain areas. The discussion then went into what are you trying to condition. The conditions are already in the approval process. R-4 already has it pretty laid out and why put conditional when it is laid out.

Rod Dudley spoke about having consistency instead of conditional. Having a consist look throughout the city. Breaking up the look of multiple of 4 or more to keep the small-town feel. Seeing more of a design consistency and with its surroundings.

James Green added information about the units and with the multiple dwellings of 4 or more. Put a limit on the number of units.

There was a discussion about breaking out the design standards and an overlay. Do we want to really say what people can and can't put on their lot? If too many restrictions are put on, then that could cause problems but having a comp plan helps direct the development.

Handicap residents were struck out of the land use chart.

Group Homes more than 8 is state law. Geoff wants to meet to talk more about the 3 group lines on the land use chart.

DEPARTMENT HEAD ITEMS

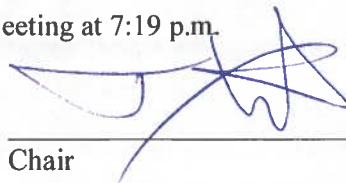
* None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallert adjourned the meeting at 7:19 p.m.



Chair