



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

October 4, 2021

6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the October 4, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, William Roeder, Mark Sauerwald, James Eskridge and Travis Eikeness

Commission Members Deedee Devol and Nancy Brletic were absent.

Staff members attending were Community Development Director, Brock Cherry, and City Attorney Geoff Schroeder.

MINUTES

* Action Item-September 20, 2021

Commission Member James Eskridge made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on September 20, 2021. Commission Member William Roeder seconded the motion. Vote is as follows: Commission Member Sauerwald; aye, Commission Member Roeder; 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

***ACTION ITEM – Planned Unit Development (PUD) Amendment. A request by Fable, LLC to Amend an existing Planned Unit Development for 3rd Street Cottages, to omit previously approved development components, including garages, a single rental unit, and a survey.**

Application: PZ21-0045

Community Development Director, Brock Cherry, gave the staff report

This amendment is for 3rd Street Cottages, an infill project. Applicant is seeking to amend the original PUD. Originally there was going to be a 10th dwelling, garages, and a survey. The applicant wishes to depart from those items. Staff has no concerns regarding the 10th dwelling unit, but there could be concern regarding the parking, which the garages could have helped mitigate those parking issues. These are probably studio or one-bedroom units, which 1.5 spaces may be looked at. If greater the parking of two spaces per dwelling unit would be advisable. As far as the resurvey, it is always good practice to have the best information possible but should be left to the Commissions discretion.

The applicant Ron Storey came forward to speak.

The site has been graded for paving. The survey was going to be required do to the two garages because of setbacks. Fences have been installed and site cleaned up. There is a mix on one- and two-bedroom units. Economically the garages just don't make sense for his partner and himself.

The location of the proposed garages off 8th Street is vacant with gravel the future owner can decide its use. There is concern about adequate paved parking for the residents. Once paved there will be about 17 spaces. The survey initially was to determine placement for garages that the applicant wishes removed via the amendment to the PUD.

Public Hearing Opened

Public Hearing Closed

The Code requires two paved off street parking spaces, after the minimum parking is met then other hard surface material can be utilized next to the paved spaces.

Commission Member Mark Sauerwald made a motion to recommend to City Council to approve the PUD Amendments requested by Fable, LLC, to amend the existing Planned Unit Development for 3rd Street Cottages, to omit the previously approved development components including garages, a single rental unit, and a survey with condition that no less than seventeen paved off-street parking spaces are constructed. Commission Member Travis Eikeness seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

*None

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 6:35 p.m.

Nancy Brletic
Chair *Vice chair*