



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

May 2, 2022
6:00 PM

ESTABLISH A QUORUM

Vice-Chairperson William Roeder noted a quorum present and called the May 2, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Nancy Brletic, Travis Eikeness, and William Roeder.

Staff members attending were Community Development Director Brock Cherry, Administrative Assistant, Brenda Ellis and Legal Counsel, Geoff Schroeder.

Commission Member Wallaert was not in attendance and Commission Member Mark Sauerwald has resigned from the Commission.

MINUTES

*April 18, 2022

Commission Member Nancy Brletic made a motion to approve the minutes for April 18, 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 unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

The following two items were under one Public Hearing.

***Action Item** – Annex and Zone R-4 Residential

Applicant – Copium Investments in care of Mason & Associates

A request to Annex & Zone to R-4 Residential a parcel of land approximately 4.09 acres and the entirety of West 12th South Street that fronts this parcel, located at what is currently addressed as 370 West 12th South Street. (RP03S06E363830)

Application: PZ-22-06

***Action Item** – Conditional Use Permit – Mobile Home Park

Applicant – Copium Investments in care of Mason & Associates

A request for a Conditional Use Permit to establish a new mobile home park to be located at what is currently addressed as 370 West 12th South Street. (RP03S06E363830)

Application: PZ-22-11

Community Development Director, Brock Cherry, gave the Staff Report.

This application has been seen before by the Planning and Zoning Commission. This is a proposed annexation of property located at 370 West 12th South and a corresponding Conditional Use Permit for a Manufactured/Mobile Home Park. City Council returned this item back to Planning and Zoning and that the applicant conform with the Manufactured Home Park Standards. Staff has reviewed the site plan and Planning & Zoning Minutes

it meets the Council request for storage space for individual trailers and storage space for recreational vehicles. In order to do so they had to minimize their green space down to 7000 square feet. They do meet the standards for a manufactured home park. The annexation area per the Future Land Use Map is residential. The Comprehensive Plan lists this housing type as least favored, but there is still a need, and the zoning ordinance does allow for it.

City Council did request the storage spaces for each of the mobile home sites as well as the RV storage and we have complied with that and meet all City Code requirements.

Public Hearing Opened.

Stefanie Kazyaka came forward on behalf of the Mountain Home Irrigation District. She reminded the applicant that there is an underground private irrigation pipe that runs along the east boundary of the parcel.

Public Hearing Closed.

At the last meeting the applicant spoke with Mr. Ascuena, and he told him it does run along the east boundary but doesn't know exactly where, it is all underground. The applicant does not know if it needs to be moved or not since its location has not been established.

There will be a fifteen-foot setback from the structures to that boundary line. The issue of the easement is not a City matter as the owner takes the risk and if an easement exists they will have to comply with it. It will become a Civil issue between the Irrigation District and the property owner.

Commission Member Travis Eikeness made a motion to recommend to City Council to approve the request to Annex and Zone to R-4 and approve a Conditional Use Permit to allow a Manufactured Home Park on property located 370 West 12th South along with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the use, bulk, and coverage controls of the R-4 (Single Family & High-Density Dwellings) Zoning District.
3. The applicant shall conform and abide by all FEMA floodplain standards.

Commission Member Nancy Brletic 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 unanimous vote.

This item was moved to the top of the agenda due to technical issues.

***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

Community Development Director, Brock Cherry, gave the Staff Report.

The applicant wishes to amend Title 9 to provide for the Land Use of Mobile Food Concessions Yards. There are currently a couple of concessions yards, but the zoning ordinance does not speak to that land use. The applicant would like to make an official classification of that land use in our zoning ordinance to allow the use with a conditional use permit as well as design standards for that land use. There will be definitions of a Mobile Food Concession and Mobile Food Concession Yard. It will be added to the Land Use Chart and there will be performance and design standards. The new standards will only apply to new applications or existing yards that wish to expand. The design standards include hard surface pavement or asphalt, grease protection, screened trash receptacles and screened bathroom facilities. They can ask for events, and retail sales along with the food truck use. A site design will be required.

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Jessica Schick came forward to speak. For her yard the conditional use permit only covers six months of the year. There have been multiple events there with no issues.

The yard she operates is unique as the property is in the floodway and makes development difficult. There have been no complaints regarding her site. They keep noise mitigation in mind. A conditional use permit can allow for deviations in unique circumstances. A conditional use permit will allow for year-round operations at the site. For her yard there is an agreement with the Doctors Clinic for emergency access if needed.

Public Hearing Opened.
Public Hearing Closed.

Dumpsters will need to be screened. Bathroom facilities can be either permanent structures or portables.

Commission Member Nancy Brletic made a motion to recommend to City Council to approve the request for the Zoning Title Amendment with the condition under C. that trash receptacles must be screened. 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 unanimous vote.

***Action Item** – Rezone – C-3 to I-2

Applicant – Ken Stone

a request by Ken Stone to Rezone the parcels of land addressed as 950 Sunset Strip from C-3 General Commercial Zone to I-2 Heavy Industrial. (RPA3S06E260150, RPA3S06E260230)

Application: PZ-22-42

Community Development Director, Brock Cherry, gave the Staff Report.

This property is at 950 Sunset Strip and has been known as the location of P&C Plumbing. It has recently come under new ownership and the current owner wishes to rezone from C-3 General Commercial to I-2 Heavy Industrial. The Comprehensive Plans Future Land Use Map does designate this area as Heavy Industrial and would support the request to rezone. The future use is for a carpentry shop and a commercial laundry facility.

Ken Stone came forward to speak. This will be a dual use facility. The current capacity at the hotel is limited. Currently overflow goes to Boise. There is 7800 square feet total and 3000 square feet for the laundry. They will consolidate the staff and laundry from the existing hotel facilities. There will be daily shuttles six days a week. The other side will be for a cabinet shop, for custom windows, doors, and cabinets. Approximately 2400 square feet will be the finishing area and the rest will be offices and storage. The location will not be open to the public. Operating hours will be from 8:00 a.m. to 6:00 p.m. This operation will allow for up to nineteen additional employees. The carpentry shop will have noise, most from the dust collection system. There will be high efficiency washers.

There will be an EDU change that the applicant will need to comply with. There will be no need to install a larger meter. This change, if necessary, will happen at the building permit stage.

Public Hearing Opened.
Public Hearing Closed.

Commission Member Travis Eikeness made a motion to recommend to City Council to approve the request to rezone two parcels of land from C-3 General Commercial to I-2 Heavy Industrial. The parcels of land are currently addressed as 950 Sunset Strip. Commission Member Nancy Brletic 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 unanimous vote.

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

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Applicant – Mark Taylor

a request by Mark Taylor in care of Matt Sanchi, for a rezone from a C-4 Heavy Commercial zone to an R-4 planned Unit Development (PUD), West 8th Townhomes PUD. The request would allow for a master planned development consisting of forty-two new single-family townhomes in five- and six-unit groups. The buildings will be three levels with a ground floor garage and two floors of living with a height of thirty-five feet. The homes will have a rear yard space and balcony. There will be multiple outdoor common spaces for gathering and recreation, which include child pick-up/drop-off area, and walking path. The parcel for the Planned Unit Development is located between West 7th South Street and West 9th South Street and between South 5th West Street and South 3rd West B Street. (RPA3S06E363200)

Application: PZ-22-41

Community Development Director, Brock Cherry, gave the Staff Report.

There is access to this parcel via West 8th South Street. There will be forty-two three-story single-family townhomes. The garage will be on the bottom with two floors of living space. The applicant proposes to use water conservation landscape. There will be a community walking path and outdoor common area. All of the townhomes have a balcony space, community mailbox area and safe space child pick up for school. The plan has been reviewed by fire and police. These are sprinklered units. Items to consider; does this foster and promote a variety of appropriate land use combinations in a preplanned development pattern; does it encourage developers to use a creative approach in land development; does it retain and conserve natural land and topographic features; does it promote greater use of streetscape and pedestrian-oriented aesthetics; does it promote the creation and efficient use of open spaces; does it create flexibility and variety in the location of improvements on lots; and Provide flexibility in development standards to facilitate creative land development concepts? It is currently zoned C-4 and R-4 High density residential. The Future Land Use Map is similar. Staff believes this is a transition area. The applicant asks to exceed the height maximum of 30 feet and build up to 35 feet.

Matt Sanchi came forward to speak.

This parcel abuts the canal on two sides, and they have been in contact with the irrigation company. They have agreed for them to have road access and fire rated fencing. The units are set back for reasonable accommodations for that. The height request is to accommodate the third level of height and still shed snow properly. The density will provide much need housing. This plan will provide a lot of outdoor space and the plan has provided for overparking for guests. The landscape will be used as water retention. These are single family residences intended for long term use. There are small but manageable back yards. The canal is on the property. They intend to regrade to provide them an access road on the west side of the property. There will be some minor adjustments to the canal. The south property line also abuts the canal. The buildings will be about twenty feet from the ditch line. The interior ceiling will be about the 30-foot height, but the roof line is the thirty-five feet to hide mechanical. No traffic study was required. 8th Street will be improved, and the burden is on the applicant.

Public Hearing Opened.

Stefanie Kazyaka came forward to speak. The irrigation canal is an open canal and is not ditched. Terry has been talking with them regarding the width and easement. They will have to have fire resistant fencing. It could be piped but they would still need access and clean outs.

Larry Lasuen came forward to speak. They own Orchard Traylor Park. He has concerns with the road going in. He would like a barrier between the two properties such as a chain-link fence.

Misty Pierce came forward to speak. She asked about the stipulation of subdivisions having two accesses for emergencies. This is the second approval without a second access. She did not believe they looked like they belonged in this area.

Public Hearing Closed.

Each application goes through a review process through each department. The Fire Marshal has reviewed the application and has had discussions regarding the access and what they need to do to meet code. The contemporary modern style is a wood look and will have white siding. The design is attractive to smaller younger families. The fence height has not been determined but may be six feet at least. There will be wood or vinyl fencing along the perimeter not adjacent to the canal. Each unit will have their own trash

bins. Groundwater runoff is under the stamped concrete portion in the entry as well as in the landscape area between the parking areas.

Commission Member Travis Eikeness made a motion to recommend to City Council to approve the request to rezone 3.56 acres located between West 7th South Street and West 9th South Street and between South 5th West Street and South 3rd West B Street to R-4 PUD, West 8th South Townhomes.

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the uses and bulk & coverage controls provided in attachment #8, "Proposed Planned Unit Agreement."
3. The fence along the irrigation canal runs at least six feet high.

Commission Member Nancy Brletic seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Brletic; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

NEW BUSINESS - None

OLD BUSINESS

***Action Item** – Recommendation - Planned Unit Development – The Village

Applicant – Robert Nash

A request by Robert Nash, for a rezone from I-2 & C-4 to an R-4 Planned Unit Development (PUD). The request would allow for a master planned development consisting of eight, twenty-four-unit apartment buildings totaling one hundred ninety-two apartment units, and 56 garage, 188 covered parking stalls and 141 open parking stalls. Additional amenities include a Clubhouse, Swimming Pool, Pickleball courts, Barbeque and picnic area, Tot lot, Dog run, and Electric Charging Stations. The parcels slated for development are located east of North Haskett Street and North of West 5th North Street. (RPA01490010020, RPA01490010030, RPA01490010040, RPA01490010060, RPA01490010050) (PZ-22-32)

Application: PZ-22-32

Commission Member Nancy Brletic recommends that the Planning and Zoning Commission hereby recommends to the City Council that the application to zone R-4 with the PUD entitled "The Village" PUD be approved by the City Council with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the uses and bulk & coverage controls as provided in, "The Village Planned Unit Agreement," and "Site Masterplan & Landscape Plan."

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 unanimous vote.

***Action Item** – Recommendation - Amend existing PUD – 10th Street Neighborhood

Applicant – Cruse/Taylor

a request by Tieren, LLC, representing Kaysa Cruse, to amend the existing "10th Street Neighborhood, R-4 Planned Unit Development (PUD)". The existing approved PUD request allowed for a master-planned development consisting of townhomes, live-work housing units, commercial space, and open space amenities. The expansion request will include single family units, storage facilities, a daycare, and additional open space and amenities. The existing PUD is located on a parcel of land located on South 10th East Street (formerly Daniels Road), East of SW Silverstone Avenue West of South 10th East Street. (RP00060010009A)

Application: PZ-22-33

Commission Member Nancy Brletic recommends The Planning and Zoning Commission hereby recommends to the City Council that the applications to annex and zone R-4, with the PUD entitled "10th Street Neighborhood" PUD be approved by the City Council with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.

Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Brletic; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

***Action Item – Recommendation - Zoning Title Amendment – Home Occupation**

Applicant – Randy Scales

a request by Randy Scales to consider changes to an ordinance of the City of Mountain Home, Idaho, amending Title 9, Chapter 9, Section 16, 9-9-16: Home Occupation. The amendment would allow for Home Occupations which deviate from the exiting 9-9-16: Home Occupation Standards with a Conditional Use Permit.

Application: PZ-22-23

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council, with a 5-0 vote, that it approve the request to amend Mountain Home City Code 9-9-16 (B) Home Occupation Criteria by adding sub-point (10) "Any proposed Home Occupation deviating from these standards shall require a conditional use permit.", per the attached ordinance. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; Commission Member Brletic; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

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

Applicant – Amanda Weimiller – United Metals

a request by United Metals in care of April Weimiller 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

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission hereby recommends that the application for a conditional use permit to allow a recreational vehicle storage facility on real property located at 1145 Air Base Road, legally described in Attachment A., should be approved with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the uses and bulk & coverage controls of the C-4 Zoning District.
3. The Applicant shall comply with and receive all required approvals from the Idaho Transportation Department.

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 unanimous vote.

The next two items were combined on one recommendation.

***Action Item – Recommendation - 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),

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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**

***Action Item** – Recommendation - 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

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission hereby recommends to the City Council that the application to zone R-4 with the PUD entitled "Falcons Landing" PUD along with the requested preliminary plat be approved by the City Council with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attachments "B," "Proposed Planned Unit Agreement," and "C," "Site Masterplan & Landscape Plan."
3. Before a Final Plat is recorded, the Applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
4. 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 considered null and void.

Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Brletic; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

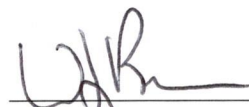
DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF – Community Development Director, Brock Cherry, recognized that Commission Member Sauerwald and acknowledged he has resigned from the Planning & Zoning Commission. He invited anyone interested to apply.

ADJOURN

Vice-Chairperson Roeder adjourned the meeting at 7:38 p.m.


Chair