



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

November 1, 2021
6:00 PM

ESTABLISH A QUORUM

Vice-Chairperson Nancy Brletic noted there was a quorum present and called the November 1, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Deedee Devol, James Eskridge, Kristopher Wallaert, Nancy Brletic, William Roeder, Mark Sauerwald, and Travis Eikeness

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

MINUTES

* Action Item-October 18, 2021

Commission Member Nancy Brletic made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on October 18, 2021. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Eskridge; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, and Commission Member Eikeness; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

*** Action Item – Rezone to a Planned Unit Development (PUD) R-4 – Mitchell Townhomes**

A Request by Teran Mitchell to Rezone 3.26 acres located at the southeast corner of North Haskett Street and East 12th North Street to R-4 PUD (Planned Unit Development for the purpose of constructing thirty-three (33) attached townhomes.

Application: PZ21-0048

Brock Cherry gave the Staff Report.

The application product is for rental townhomes on a single parcel. Currently zoned, R-4 residential. Site location and adjacent zoning was described. There will be five buildings consisting of thirty-three two-story townhome units consisting of about 1500 sq. ft. in size with a community center. The project will provide water conservation planting, jogging path and covered school bus stop. The requested zone is harmonious with the Comprehensive Plan and future land use map as residential and is compliant with the Zoning Ordinance. This is a needed housing and buffer product to adjacent zones. As an infill project, all infrastructure is already there.

Teran Mitchell came forward to present his application.

Mr. Mitchell presented a slide show. In the slide show, he presented the location of Mountain Home, and the site location. Mr. Mitchell introduced himself and his Company and what they do, as well as his goals and objectives. He

is a licensed architect, contractor, and developer. The market for highest rate of increase in housing and rent is Boise. It is number one in the Country. He presented data regarding housing costs and its effects.

The nice feature about this project is its location, it's an infill project with utilities available and can be on the market very quickly. There are many throughfares for access to the site.

It is currently vacant property. There is unimproved right of way on both North Haskett Street and E. 12th N. Street. Slides showed what the site would look like, upon entrance as well as the layout of the site. These townhouses are linear. They will have two car garages, and two car driveways. There will be a community building with offices, and a maintenance shop. There will be a community pavilion, children's playground area, jogging path, school bus stop, and a community green space. Water conservation is seen in the landscaping plan. This is a legacy project for his family. Buffalo grass, totally tangerine flowers (native), Idaho fescue (clump grass), Purple cone flower, evening primrose (native), Louisiana sage and silver sage brush, will be utilized in the landscaping as well as larger aggregate landscaping stones. Trees utilized in the landscaping will be Quaking Aspens, Douglas Fir, Blue Spruce, Ohio Buckeye, Conical Juniper, and the Freeman Maple.

There will be a fire apparatus access path for emergency vehicles only, blocked by a breakaway chain. There is a grid work of recycled plastic and tires that allows for grasses or planting to grow up in between it. It supports the fire truck, the secondary emergency access, and helps reduce the amount impervious area, increases the pervious area, and therefore helps the stormwater runoff for the site. There will be fiber optics as part of the development. The water and sewer lines placement has been worked out with public works. There is a phasing plan and will be privately financed. Phasing will allow it to be high end, modern, affordable housing. First phase will consist of six townhouses with infrastructure. Second phase will be in the corner. Phase one and phase two could swap.

Mr. Mitchel showed the floor plan layouts. Showing a covered entry, with doors off to the side. Stairs to the second floor. They are a minimum of three bedrooms, two and a half baths, kitchen, main living room, just over 1500 sq. feet, with two car garages located in the rear. Second floor has the laundry, main guest and children's bathroom, the master suit, small office, exterior balcony in the master suite, and two large bedrooms to the back. The units are pretty much identical except for a tile pattern that will be different for every single unit. The building height will be under thirty feet. Skylights will be utilized in the units. The units show a more modern aesthetic, constructed as slab on grade for the first floor allowing for concrete finished floors. The community building will have office space, maintenance shop, dedicated parcel delivery room, and community home theater. Garbage cans will be screened as well as the AC condenser units. The community pavilion will also have a fire pit.

Public Hearing Opened.

Edward Wilson came forward to speak in favor of the project, due to the housing insecurity that exists. He supports Mr. Mitchell as he is a local resident in it for the long haul.

Public Hearing Closed.

Commission Member Eikeness stated for the record that he lives on North Haskett and any opinion or conversation made by him is unbiased regarding the PUD proposal.

Completion date of all three phases are targeted for 2027. Infrastructure will no all be initially installed but will also be in the phases. Rent forecasting cost are around \$1,200.00 a month for a three-bedroom home and will be below the market rate. The owner will do all maintenance if time continues to allow. Phases will be rented out as they are built, and the hope is for long term leases.

There was some concern that all curbs, gutter, and sidewalks were not all going in at the first phase. The Public Works Director felt that the phasing in this project would be acceptable as an infill project. The entire project cost built out is about six million dollars, phasing allows this project to come online as planned. Code requires curb, gutter, and sidewalk in conjunction with any new construction. Staff felt a Traffic Impact Study would not be required, by adding about 140 trips per day, the level of service would not be impacted. There will be no on-street parking inside the project boundary. There is no target market, just good long-term tenants.

Commission Member Nancy Brletic made a motion to recommend to City Council to approve the PUD (Planned Unit Development) as presented, subject to the following conditions: 1. Subject 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 and Coverage Controls provided in attachment #8, proposed Planned Unit Agreement. Commission Member William Roeder seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye,

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Commission Member Devol; aye, and Commission Member Eskridge; abstain. Motion passed by a majority vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

*Accessory Dwelling Unit Updated Draft

The updated Accessory Dwelling Unit draft was provided as informational. Further conversation will be held at a later date.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 7:36 p.m.

Chair

