



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

November 15, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the November 15, 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, Public Works Director Richard Urquidi and City Attorney Geoff Schroeder.

MINUTES

* Action Item-November 1, 2021

Commission Member William Roeder made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on November 1, 2021. Commission Member Nancy Brletic 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 — Request for a Conditional Use Permit – CDT X Enterprises** – A request by CDT X Enterprises for a Conditional Use permit for a Drive-Up Window to be located at City View Drive and American Legion Boulevard

Application: PZ-21-52

Brock Cherry gave the Staff Report.

This is a request a drive-thru for Taco Bell. The specific use standards say they need appropriate stacking, to keep traffic out of public right-of-way. There is a portion on the site plan for future use for online purchases. There are approximately four stacking spaces at the first stopping point and there is an escape lane. Staff believes at full build out it will be sufficient. If stacking backs up the overflow will be onto a private roadway. Staff believes it meets the standards of the Planning and Zoning Ordinance as well as the Comprehensive Plan.

The applicant came forward to speak.

Stan Nicolaysen is the local Taco Bell Franchisee, based out of Boise.

Public Hearing Opened.

Public Hearing Closed.

Taco Bell will have a space on the multi-tenant sign.

Commission Member Nancy Brletic made a motion to recommend to City Council to approve the request subject to 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 proposed signage will require a sign permit.

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

***Action Item – Request to rezone to a Planned Unit Development (PUD) R-4 – Paiute Place –Arthur Young.**

The request would allow for a master Planned Unit Development consisting of sixteen four-unit buildings totaling sixty-four attached one and/or two-story units. The parcels slated for development are located on the northeast corner of South 5th West Street and Paiute Street. (RP03S06E65610)

Application: PZ-21-53

Brock Cherry gave the Staff Report.

This site is at 1490 South 5th West Street, which is the corner of South 5th West Street and Paiute Street. Currently there is an older single-family home that will be demolished. It is approximately 4.68 acres. Their request is to rezone from R-4 to R-4 PUD, for a master planned multi-family project. This is a four-plex configuration, having sixteen total buildings, with sixty-four total units. Each unit will be about 1600 sq. feet, with assigned, covered, tenant parking. Amenities will include a community pavilion, children's play area, drought tolerant plantings, walking paths, and covered school bus stop. This is an infill project; infrastructure is already available. Future land use map designates this area as residential, and this is a harmonious use, and as high-density product it is at a favorable location as this is a collector roadway. The comprehensive plan is in favor of housing diversity.

Teran Mitchell, architect, came forward on behalf of the applicant and gave a brief introduction.

Art Young, and partner Isaac Nordby, came forward to speak. They have been doing local real estate for ten years. They want to be apart of meeting Mountain Homes housing needs.

The presentation covered rising housing prices, and affordability costs. This property is in the south part of town, and ideally situated for multiple access points for an infill property. There are unimproved areas around the site. There will be ease of access from Paiute and South 5th West for vehicular access. There are sixteen buildings with four units each, in a pinwheel arrangement. They are stacked four-plexes, similar to a townhouse. The site features covered parking, large common green space area, covered pavilion, children's playground, with water conservation landscaping throughout. The buildings feature four different sized units, none of the units within a building are the same. There is emergency access. There is shared trash pick-up, and it has been approved by Republic Services. There will be a covered and lit school bus stop. The landscaping is water conservation landscaping. They propose to utilize large aggregate stones to prevent wash out. There are many native plants included in the landscape plan. The developers are members of the community. The proposed homes are a mixture of single story and two-story buildings. The square footages range from 1150 to 1650 on the two-story homes. The single-story range between 600 to 1000 square feet. There were many renderings provided in the presentation.

Van Elg came forward to speak on behalf of the applicant. The goal is to meet the need and keep the economics here. The pinwheel design fits well on this project for density but also provides a small community feel. There will be fencing along the interior perimeter. South 5th West has a proposed 10' sidewalk and wraps around onto SW Paiute Street to the property line. Streetlights are in compliance with City requirements. There will be a total of sixteen lots. This product meets the needs of the community. There are one hundred and twenty-eight required parking spaces and a total of one hundred and thirty-six parking spaces. There will be drainage catches and seepage beds in the common open space. For safety a temporary barricade will be placed at the end of the sidewalk to keep folks from walking off the end. There is no new right of ways required, there is a 52' right of way on each side.

Public Hearing Opened.

Public Hearing Closed.

There was concern regarding the high cost of housing and how average citizens afford it.

There is a lot of conversation for the need of homes is geared around the airman, there is a diversity of people in need of housing. The Airforce base does have one the highest housing allowances in the entire Country. Do to lack

Planning & Zoning Minutes

of housing a large amount of the airman population residing in Boise, that has much higher rents. As more housing is approved the market become more competitive.

There is no one single solution to the housing problem. There are many solutions that provide a solution, such as this project.

Isaac Nordby addressed questions regarding the allowance of pets.

The HOA will care for the open spaces and walkways and the owner(s) will pay into that HOA.

Each four-plex (lot) could be for sale.

Commission Member Nancy Brletic made a motion that the Planning & Zoning Commission recommends to the 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 Deedee Devol seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, Commission Member Sauerwald; aye, Commission Member Roeder; aye, Commission Member Devol; aye, and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

***Action Item – Request for Preliminary Plat – Paiute Place –Arthur Young.**

The request would allow for a master planned development consisting of sixteen four-unit buildings totaling sixty-four attached one and/or two-story units. The parcels slated for development are located on the northeast corner of South 5th West Street and Paiute Street. (RP03S06E65610)

Application: PZ-21-54

Public Hearing Opened.

Dr. Bruce Roman came forward, he lives in the Silverstone Subdivision. There was no conversation regarding the effect of the traffic, he would like to know who did the study and what the results were.

Tyler Merryman of 505 Kyle Street came forward to speak. While in favor of development, the presented plan does not keep with current surrounding buildings as all the building along 5th Street are single-story dwellings and the developer is proposing two-story along the frontage. His concern was the two-story dwelling will have a line of sight into his backyard. Secondly, he too was concerned regarding the traffic.

Edward Wilson of 1450 NE Quigley Street came forward. He is in favor of the proposed development and the importance of housing in this community.

Public Hearing Closed.

Traffic Impact Studies, per City Statute, is at the discretion of the Community Development Director as well as the Public Works Director, giving that South 5th West Street is a collector roadway with a level of service of A, the highest level available, there was no traffic study required. City Council can require it if they choose at that level, but staff found no need for a study.

The proposal was made with the potential for providing some single-story dwellings. To require all to be single-story could be economically detrimental to the project. Being cognizant of perhaps varying the South 5th West Street, which provides a nice variety. Directly across the street is a retention pond of a minimum of 100 feet across. There are a couple houses on the corner that set back quite away from the roadway, as well as two-story houses in the development. The developer believes having two-story in the development is fitting to the surrounding context of the neighborhoods. The concern regarding the single-story consistency option along South 5th West Street was addressed by suggesting the citizen have a conversation with the developers to work towards a solution prior to the City Council meeting. If no solution is found the citizen can voice their concern to the City Council.

The unit square footage was verified. There was a brief discussion if the school bus stop could potentially be utilized as a City Transit stop in the future.

There was a discussion regarding ADA parking as well as ADA specific requirements and the provisions for accessibility are meet.

There was a brief conversation regarding pricing of the units and how this development is a part of the Master Pathway Plan.

It was questioned if the HOA would care for the perimeter fencing, staff mentioned that the final plat will have to provide the information regarding the HOA, its responsibilities and how it operates.

Commission Member William Roeder made a motion to recommend to City Council to approve the PUD (Planned Unit Development), as presented, subject to 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 provided in attachments #4 "Proposed Planned Unit Agreement."
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 deemed null and void.

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

NEW BUSINESS

*None

OLD BUSINESS

***Action Item – Request to sign Recommendation from November 1st, 2021, Public Hearing**

Request to 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

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 "The Mitchell Townhomes" 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. All future development will comply with the uses and bulk & coverage controls provided in Exhibit C, "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, Commission Member Devol; aye, and Commission Member Eskridge; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

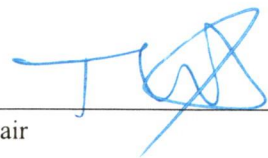
*Monthly Building Permit Report-October 2021-none

ITEMS REQUESTED BY COMMISSION/STAFF

*None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 7:39 p.m.

A handwritten signature in blue ink, consisting of several loops and a horizontal stroke, positioned above a horizontal line.

Chair

