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

November 2, 2020  
6:00 PM

**ESTABLISH A QUORUM**

Chairperson Topher Wallaert noted there was a quorum present and called the November 2, 2020, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Topher Wallaert, Travis Eikeness, Mark Sauerwald and James Eskridge.

Commission Member Joe Harper, Nancy Brletic, Deedee Devol were absent.

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

**MINUTES-**

**October 19, 2020**

Commission Member James Eskridge made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on October 19, 2020. Commission Member Travis Eikeness seconded the motion. Vote is as follows: Commission Member Sauerwald; 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-Discussion/Decision and request to sign**– A request by Larry Hyatt (PZ20-0007), Flying Cowboy Designs, LLC, for the Rezoning of 6 lots in the Hyatt Subdivision containing approximately .757 acres of property located at the northeast corner of South 3<sup>rd</sup> West B Street and West 8<sup>th</sup> South Street. The subject property is currently zoned C-4 (General Commercial) and the applicant requests a rezone to R-4 (Residential & High-Density Dwellings).

Community Development Director, Brock Cherry stated, “This is a clean-up item as the Subdivision was already approved with the intent to do a residential subdivision. It was failed to see that the property was zoned C-4 which is Heavy Commercial. The area surrounding it is residential in nature. The future land use map is generally commercial, the area below is residential. The surrounding area is harmonious with R-4 residential. Staff recommends the rezone so he can continue the project, which he has started and this body has already approved with the preliminary and final plat process.”

Applicant Larry Hyatt came forward and stated is appreciation for staff.

Public Hearing Opened

Public Hearing Closed

Planning & Zoning Minutes

Page 1 of 5

Commission Member James Eskridge made a motion to recommend to the City Council to approval the request by Larry Hyatt, Flying Cowboy Designs, LLC., for the rezoning of six lots in the Hyatt Subdivision containing approximately .757 acres of property located at the northeast corner of South 3<sup>rd</sup> West B Street and West 8<sup>th</sup> South Street. The subject property is currently zoned C-4 (General Commercial) and the applicant requests a rezone to R-4 (Residential & High-Density Dwellings). Commission Member Mark Sauerwald seconded the motion. Vote is as follows: Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; aye. Motion passed by a Unanimous vote.

**\*Action Item-Discussion/Decision and request to sign-** A request by The City of Mountain Home (PZ20-0004) for the Annexation and Zoning to LO/R (Limited Office & Residential) a single parcel containing approximately 13 acres of property located on the west side of South 14<sup>th</sup> East Street, and north of East 12<sup>th</sup> South Street.

Community Development Director, Brock Cherry stated, "This is an Annex and Zone of City owned property. The future land use map shows commercial and yellow is residential. The proposed future use is for green space, a larger dog park and maybe some harmonious commercial activity that LO would allow. There are single family homes surrounding this location." There was discussion as to why not residential designation was not considered. It was stated that the parcel was considerable in size and LO would provide amenities to the surrounding neighborhood and also provide residential if desired. It was noted that Main Street is a collector roadway and near the railroad tracks and residential is not really desirable close to the tracks. There was discussion with regard to the future land use map in comparison to the zoning map and how the requested zone is in compliance with the Comp. Plan. There was discussion how the land was acquired and its desired location next to Public Works, as well as, potential new uses and the expansion of the storm water pond. It was noted that the land does lie within the floodplain and a portion of which is in the floodway.

Public Hearing Opened

Public Hearing Closed

Commission Member Mark Sauerwald made a motion to recommend to the City Council to approval the request by The City of Mountain Home for the Annexation and Zoning to LO/R (Limited Office & Residential) a single parcel containing approximately thirteen acres of property located on the west side of South 14<sup>th</sup> East Street and north of East 12<sup>th</sup> South Street. Commission Member Travis Eikeness seconded the motion. Vote is as follows: Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; aye. Motion passed by a Unanimous vote.

**\*Action Item-Discussion/Decision and request to sign-** A request by The City of Mountain Home (PZ20-0005) for the Annexation and Zoning to C-3 (General Commercial) a single parcel containing approximately 1.5 acres of property located on the southeast corner of East 8<sup>th</sup> North Street and American Legion Blvd.

Community Development Director, Brock Cherry stated, "This is a cleanup item of City owned property that is contiguous with the City but is outside the City Limits. Most of the land is not really buildable. Its current use is storm water retention. Annexing it in would give City the jurisdiction for approvals on the parcel. The surrounding parcels are zoned commercial and we are asking for the same zoning designation of C-3 Commercial. Staff believes it to be compliant with the Comprehensive Plan." There was discussion in regards to the easement for Pioneer Federal Credit Union.

Public Hearing Opened

Public Hearing Closed

Planning & Zoning Minutes

Page 2 of 5



Commission Member Travis Eikeness made a motion to recommend to the City Council to approval the request by The City of Mountain Home for the Annexation and Zoning to C-3 (General Commercial) a single parce containing approximately 1.5 acres of property located on the southeast corner of East 8<sup>th</sup> North Street and American Legion Boulevard. Commission Member James Eskridge seconded the motion. Vote is as follows: Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; aye. Motion passed by a Unanimous vote.

**\*Action Item-Discussion/Decision and request to sign** – A request by YESCO Signs for a Conditional Use Permit to erect a 45’ Off-Premise 10’x30’ Double Faced Billboard Sign to be located at 725 West 6<sup>th</sup> South Street.

Community Development Director, Brock Cherry stated, “This is a conditional use permit, to allow for an off-premise/billboard sign at 725 West 6<sup>th</sup> South Street. The Code allows for billboards with a Conditional Use Permit. The CUP process allows for deviations from standards. Staff notes per sign code, within this district, a pole sign is allowed up to 25’ in height. The CUP allows to be able ask for the extra height. It is important to refer to the Comp. Plan, specifically with regard to gateways. The Comp. Plan says that the City is to designate and design entry way and gateway points into Mountain Home siting visual cues to the character and identity to the community. Staff believes these areas are important. This is where the City’s first impressions are established as who we are as a community. Staff recommends two options. Option one is to deny the request. Staff believes having a significant amount of signage is not pleasing for a lot of people, especially off-premise signage. We are trying to protect the scenic gateway features of Airbase Road. However, if you were to approve the application, staff would ask that the Commission recommend conditions of approval as to the design. If you accept and recommend approval to City Council it should meet the mission of the Comprehensive Plan, to be visually pleasing. Some considerations are, material type, artistic components, Etcetera. We should set the standard with what you approve, because if a billboard is approved, we will see more and this sets the bar.”

Matt Largent, of YESCO Signs came forward to speak. Mr. Largent stated, “We feel the off-premise sign is compatible with the existing uses in the area. There are a couple of existing off-premise signs on Airbase Road further down from our proposed location. The Zone for our signs location is a C-4 Heavy Commercial Zone. There will be no changes to the property itself. The building, landscape and parking lot will remain the same, with the exception of the new structure. We propose the height of 45’ to minimize the impact on the adjoining properties, so the impact from our sign will be limited. We build our signs on a single pole, 30” in diameter, with a half inch steel wall, to minimize property impact. We use high efficiency LED lighting and they are shielded to protect light spillage. The amount of light that will spill on the adjoining properties is minimal. There is a possibility of limiting the view of adjacent signage momentarily and with the height requirement, we feel it minimizes that impact. With regard to the Comprehensive Plan for the City, it seems a major theme was Economic Development. 75% of our clients are local small businesses. We expect that to be the trend with this billboard as well. This allows them to reach out to more new and existing customers and as a gateway to drive new people to the existing locations. We feel the billboard does not detract from the goals outlined in the City Comprehensive Plan and will have some positive benefits for small and local businesses here in Mountain Home. When there is transition between advertising, the billboard is blank. We would be open to advertising for the City when there is no paying customer. Given the conditions provided in the application, we respectfully request the CUP be approved.”

There was further discussion regarding the following. The horizontal distance between this sign and the distribution line for Idaho Power was discussed and the applicant answered there is a minimum of 20 feet from that. There will be a single panel on each side of the billboard, being changed out typically every



three to six months. Access to the billboard is from the leased parcel. The billboard is maintained by YESCO. There is a team of installers for upkeep and maintenance, single poles are easier to maintain. A drone was flown to determine the height and best visual placement. For comparison the McDonalds sign is at about 35'. 45' is the maximum building height in that zone. As part of approval from ITD the permit must be submitted to the City and approved to receive approval from ITD. There is no impact on motorists. There was no correspondence for or against the application.

#### Public Hearing Opened

Richard Urquidi, Public Works Director, came forward and spoke, he stated, "There are other signs. One is about a half a mile away, outside City Limits. There may be one more by C and A Auto.

Braden Saunders with YESCO came forward. Mr. Saunders stated, "The Code wasn't clear with height clarifications. Is the height designation for on premise signs? Legal Counsel, Geoff Schroeder, clarified, "The sign regulations chart, height restriction of 25' is for freestanding sign in a C-4 Zone. Off-Premise signs designate, N/A, because it is driven by a Conditional Use Permit."

#### Public Hearing Closed

Commission Member James Eskridge recalled a time when the City was trying to limit signs on our gateways and felt this was not limiting signs but adding signs and adding height. He stated, "The concern is where we are setting the bar at, allowing this to come in at 45'. We have been trying to get rid of signage the best we could. I understand on premise signs, but fail to see the need for such a large sign that is not an on premise sign. It does not seem as though it is conforming to what we want to do." Commission member Mark Sauerwald agreed, and further stated, "This type of sign has its place, but I do not feel it is on the Cities Gateway. I think the aesthetics of that sign, along with the precedence it will set, is negative. The City has collectively put together a solid Comprehensive Plan and the scenic integrity is important. I don't think this type and size of sign has any place along the gateway." Commission member Travis Eikeness stated, "If we were to reduce the height with a condition, what would the height be? I do think there is an issue with sign pollution." Commission Member Topher Wallaert stated, "At our last meeting we discussed the importance of maintaining the Comprehensive Plan. One thing discussed in Community Design, is the community wide sign standards, for land use zones. To have a CUP to state for this one we will go above it, makes me believe we are going against our Comp. Plan. It also ensures that building scaling is appropriate to the site. It also ensures, small character and community appearance is through consistent property maintenance. I don't see a 45' billboard as something that is following our Comprehensive Plan. I don't think it is something that brings any character or anything that helps support what we are trying to produce in our town. I believe there are places other than there that may work, but I do not believe in that location it would be a very good fit based on the Comprehensive plan. I am leaning toward denial instead of recommended conditions. Looking at Community Design, 8.7, goal 2, of the Plan, it doesn't work there. 8.8 goal 3, it doesn't work there, so I feel it has a hard time fitting the Comprehensive Plan."

Commission Member Mark Sauerwald made a motion to recommend to the City Council to deny a request by YESCO Signs for a Conditional Use Permit to erect a 45' Off-Premise 10'x30' Double Faced Billboard Sign to be located at 725 West 6<sup>th</sup> South Street. Commission Member Travis Eikeness seconded the motion. Vote is as follows: Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Eskridge; aye. Motion passed by a Unanimous vote.

Community Development Director, Brock Cherry, noted for the applicant that this is only recommendation. It will go to City Council for final approval and or denial.

#### **NEW BUSINESS**

\*None

**OLD BUSINESS**

\*None

**DEPARTMENT HEAD ITEMS**

\* None

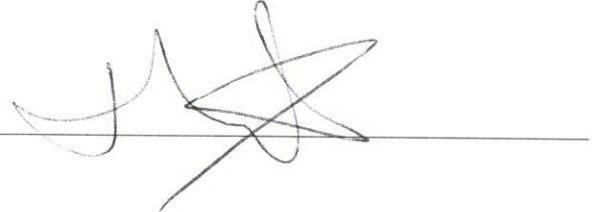
**ITEMS REQUESTED BY COMMISSION/STAFF**

\*None

**ADJOURN**

Chairman Topher Wallaert adjourned the meeting at 6:48 p.m.

Chair

A handwritten signature in black ink, appearing to be 'T. Wallaert', is written over a horizontal line. The signature is stylized and somewhat abstract.