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

February 7, 2022  
6:00 PM

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the February 7, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Mark Sauerwald, Members Nancy Brletic, Kristopher Wallaert, William Roeder, and Travis Eikeness.

Commission Member Nancy Brletic was present by phone.

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

**MINUTES**

\* Action Item – January 3, 2022

\* Action Item – January 18, 2022

Commission Member William Roeder made a motion to approve the minutes for the January 3, 2022 and January 18, 2022 Planning & Zoning Commission meetings. Commission Member Mark Sauerwald seconded the motion.

The vote is as follows: Commission Member Eikeness; aye, Commission Member Sauerwald; aye, and Commission Member Roeder; aye. Motion passed by a majority vote. Chairperson Wallaert did not vote.

**RECOGNIZING PERSONS NOT ON THE AGENDA - None**

**PUBLIC HEARING AND ACTION**

\*Action Item – Annex and Zone R-4 Planned Unit Development (PUD)

Applicant - Kaysa Cruse/Steve Taylor-Tieren

A request to Annex & Zone to R-4 PUD approximately 15 acres located on South 10<sup>th</sup> East Street (formerly Daniels Road), East of SW Silverstone Avenue West of South 10<sup>th</sup> East Street. This annexation also includes the entirety of South 10<sup>th</sup> East Street (Daniels Road) that fronts this parcel of land (RP00060010009A)

**Application: PZ-21-0063 & PZ-21-64**

Community Development Director Brock Cherry gave the Staff Report. This application is back before the Commission, because the prior notice did not include the full annexation of South 10<sup>th</sup> East Street in its entirety that fronts this parcel, which is required by State Statute, unless there is a formal agreement with the Mountain Home Highway District and the City. The City is having conversations with the Highway District to get something formalized to take to City Council. If we have a formal agreement at that time, the roadway portion could be left out of the annexation.

This is a mixed use residential development with twenty four live/work townhomes, eight non live/work townhomes, and four attached townhomes with a small office and coffee shop. There are shared amenities that include a playground, community garden, sports court and activity field. This PUD is meant to be amended later on for future development. The future development is intended for single family use, a storage area and daycare component. This area is designated residential in the Comprehensive Plan. This development does have a commercial component but it is designated as neighborhood commercial in nature. Staff believes it meets the intent of the Comprehensive Plan. The PUD standard is to foster and promote a variety of land uses and this is a diverse plan. We want to contain and preserve natural land and topographic features. The developer plans to retain much of the natural fauna and flora with the existing trees. This will promote a greater use of street scapes and pedestrian oriented aesthetics. The live/work units and commercial portion are very pedestrian oriented. It promotes an efficient use of open space, flexibility and variety on the individual lots, and creative land development concepts.

Steve Taylor came forward on behalf of the applicant.

A legal description for the roadway is being worked on. Everything else has remained the same. The Comprehensive Plan was applied to the development and annexation of the parcel. It is a fifteen acre parcel adjacent to City Limits, and all services can be provided. The Future land use map shows residential use. Housing and transportation smart growth strategies noted in the Comprehensive Plan are being utilized. This parcel is on a collector street and the applicant feels good about the traffic study. A TIS and Soils tests, and location of water lines and test pits are complete. The applicant has provided a topo map, preliminary plan, landscape, grading plan has been overlaid, and there are designs for the structures as well.

Mr. Cherry mentioned we did receive a letter from Althea Fackeral regarding the propose use. The concern was regarding Daniels Road and the resulting traffic impact. The prior meeting there was concern regarding ag traffic, there was comment received back that the TIS did include that traffic in the study.

Public Hearing Opened.

Suzette Poole came forward. Her concern was that a prior meeting the Commission mentioned they had not all read the entire Comprehensive Plan. She cited a State Statute requiring the Commission know what was in the Comprehensive Plan. She did not feel the Commission could not make an informed decision if they had not read the Plan.

George Hall came forward to speak. He is on the Highway District. He has had no notice that applicant had spoke with the Commission. He would like to know who the Developer talked to. He also owns the property to the south of this property. He was concerned with the fence line, trees, and water and sewer connections locations. He had a follow up concern to flooding as there is flooding every year when there is a lot of moisture. He wanted to know where the traffic study had the hoses at for the traffic count. Mr. Hall and Mr. Taylor will meet for follow up conversations. Mr. Hall also wanted to know if there was an exit planned out the back of the property.

No formal letter was received from the Highway District to the City regarding this application. Mr. Urquidi stated there were conversations with Louie regarding this road as well as what is happening on SW Paiute Street.

Misty Pierce came forward to speak. She wanted to know how traffic studies were being completed when the advisory committee was suspended indefinitely last week by City Council. She felt the City was creating leapfrog development by skipping around in the County area boxing in County areas.

Jon Krueger came forward to speak. He spoke on behalf of Brad Aggen. One of the biggest concerns is Daniels Road. His road is terrible as a City Road. He wanted to know Daniels would be better taken care of as a County Road or a City Road. He cautioned that the impact fees of the development should be high enough to sustainably maintain the road.

Public Hearing Closed.



The Commission addressed the concerns of those who spoke. They confirmed Mr. Hall felt he had received a sufficient answer. Mr. Taylor answered the questions regarding the fence, trees, water, sewer, flooding, and roadways. There is a resident on site currently who acts as the project manager and he interacts with Larry on a continuous basis. Steve is willing to meet with anyone who has questions. Sewer will be discharged into the sewer line on Daniels Road. Water will be accessed from the west end of the parcel from Silverstone. There will be a six foot high fence partitioning the properties and will work with neighbors to make sure it is adequate. Storm water will be engineered and shown on the preliminary plat to be retained on site. There will be no road into Silverstone. Ingress and Egress will be from Daniel Road. Applicant showed the four location the traffic study collected data from. The entire portion of Daniels road will be annexed into the City which fronts the proposed project. The Traffic Study utilized the ITE trip generation manual, which did use real trip data volumes from July 15<sup>th</sup>, 2021 and October 19<sup>th</sup>, 2021. The traffic study looks at full build out. There is no road below a B level of service.

City Code states to prevents costs due to leapfrog development. Annexation is not before this Commission but how to zone it should it be annexed.

The City currently charges impact fees. The City has hired utilizing Galena Consulting to review the impact fees and provide a report of that review. The fees will be restructured and will be presented at City Council on February 14<sup>th</sup>, 2022.

Emergency services are dispatched to the City if the parcel is inside City Limits and Rural services are dispatched to the County. This project will be required to install fire hydrants for service and may be a spill over benefit to County residents nearby.

Commission Member Mark Sauerwald made a motion that the Planning and Zoning Commission hereby recommends to the City Council approval the request to annex and zone to R-4 PUD approximately 15 acres located on South 10th East Street (formerly Daniels Road), East of SW Silverstone Avenue West of South 10th East Street. This annexation also includes the entirety of South 10th East Street (Daniels Road) that fronts this parcel of land 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 attachment #9, "Proposed Planned Unit Agreement."

Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, Commission Member Sauerwald; aye, and Commission Member Roeder; aye. Motion passed by a majority vote. Chairperson Wallaert did not vote.

\*Action Item – Request to Annex and Zone C-3 – East 8<sup>th</sup> North Street

Applicant – KG Global - David Gronbeck

A request to Annex and Zone C-3 a parcel of land consisting of approximately 7.25 acres located on the North side of East 8<sup>th</sup> North Street and just west of American Legion Boulevard. The annexation also includes the entirety of East 8<sup>th</sup> North Street that fronts this parcel of land. (RP03S07E300625)

**Application: PZ-21-78**

Community Development Director Brock Cherry gave the Staff Report. This annexation is for future mixed use commercial development. This parcel is directly east of the golf course. The parcel is approximately 7.75 acres. The Future Land Use Map shows this area is designated for commercial use. The parcel is surrounded by C-3 zone and C-3 zone is recommended upon annexation. There is infrastructure available to this site. This parcel could be considered as infill and the economic impact would be favorable. There is a park and ride on an adjacent parcel. The park and ride would be moved to the newly annexed parcel so that the commercial uses will have full advantage of the corner.

Dave Gronbeck came forward to speak. The zoning is unsequential, as future planning will be under a PUD to include the adjacent parcel. As mentioned the park and ride will be relocated to this parcel. A TIS and impact study has been done related to this project. The site can't be fully developed until the round-about is planned. The PUD will potentially contain a mixed use of multi-family residential and commercial uses.

Public Work Superintendent, Richard Urquidi spoke. The current park and ride received three different grants. The current location was leased from the State by the City, therefore the new location has to be equal or better. The walking path and park and ride will move over next to the Golf Course and that property will need to be deeded to the City.

Public Hearing Opened.

Jon Krueger came forward to speak. Mr. Krueger was in favor of the annexation and zoning. He did caution against multi-family housing.

David Ascuna came forward to speak. Mr. Ascuna came on behalf of the Elmore County Soil and Water Conservation Board. He stated they would like to receive more notices on proposed applications. They are not currently on the mailing list. Mr. Ascuna is also on the Mountain Home Irrigation District Board. The Board's comment is they do not want stormwater runoff to come into the canal. As a private citizen he is in favor.

Public Hearing Closed.

Commission Member Mark Sauerwald made a motion that the Planning and Zoning Commission hereby recommends to the City Council approval of the request to Annex and Zone C-3 a parcel of land consisting of approximately 7.25 acres located on the North side of East 8th North Street and just west of American Legion Boulevard. The annexation also includes the entirety of East 8th North Street that fronts this parcel of land 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 bulk and coverage controls of the C-3 Zoning District. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, Commission Member Sauerwald; aye, and Commission Member Roeder; aye. Motion passed by a majority vote. Chairperson Wallaert did not vote.

\*Action Item – Request to Annex and Zone C-4 – 1145 Airbase Road

Applicant – United Metals – Amanda Wiemiller

A request to Annex and Zone C-4 a parcel of land consisting of approximately 7.982 acres addressed as 1145 Airbase Road (RP03S06E352430)

**Application: PZ-21-81**

Community Development Director Brock Cherry gave the Staff Report. This will be a proposed commercial project. This is 7.73 acre vacant parcel requesting C-4, Heavy Commercial Zoning. The surrounding area is also zoned C-4, Heavy Commercial. The Future Land Use Map shows two designations. The first five acres is designated as commercial the remaining two acres to the south is designated residential. There are services in the area able to accommodate the parcel.

Stephanie Hopkins, came forward to speak on behalf of the applicant. They are requesting C-4 zoning. They are proposing to develop five acres of the site leaving 2.23 acres undeveloped for the time being, to be potentially developed in the future. This location used to be an auto recycling center. There are three access to the site and propose to close two of them. There are four existing buildings, two will be demolished, and they will keep the office and a storage building. There will be six enclosed storage facilities along the east and west property lines. The sizes will vary from 10x10 to 14x45 all enclosed



with large door access. There will be fifty-four 14x40 RV canopied units, centrally located with pull through access. The southerly portion will be left open and designated for excess storage and large equipment. There will be security fencing around the perimeter of the site with a security gate for access. The site may not be fully manned all the time and should be pretty automated. The CUP does support the Comprehensive Plan specifically through economic development policies. It will be compatible with surrounding development. They would like to delay extending services to the site as this will be a light use as far as utilities are concerned. They would like to maintain the septic and well until other properties and services come in.

Public Hearing Opened.

Public Hearing Closed.

There was concern by the commission regarding environmental contamination due to the historical use as an auto recycling center, which has a high potential to contaminate the site with an array of hazards. There was inquiry as to if an environmental site assessment has been done and if so what were the results were, and have the results been given within one year. This body is required to ensure the proposal does not pose a health, safety or welfare issue for the community. A recommendation can be made that prior to annexation the applicant supplies a site assessment document. It would be prudent to know what is there given the history of this site prior to going forward.

Casey Howell, a representative of the land owner came forward to speak. Mr. Howell stated they do not have any historical reports. Financing will require a phase one environmental study.

There was discussion on whether to table the item until an environmental study was completed or recommend a condition to Council that your positive recommendation would be based upon the study documentation. It was mentioned that the CUP could be delayed rather than the annex and zone. Another proposed option was to add a condition that the annexation agreement include them supplying the documentation before it is finalized and recorded.

Commission Member Mark Sauerwald made a motion that the Planning and Zoning Commission hereby recommends to the City Council approve the request to annex and zone to C-4 a parcel of land consisting of approximately 7.982 acres addressed as 1145 Airbase Road pending a Phase 1 Environmental Site Assessment by a certified professional.

Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, Commission Member Sauerwald; aye, and Commission Member Roeder; nay. Chairperson Wallaert did not vote. Motion passed by a majority vote.

\*Action Item – Request for a Conditional Use Permit – Open Storage

Applicant – United Metals – April Wiemiller

A request for a Conditional Use Permit to operate an RV Open Storage facility to be located at 1145 Airbase Road. (RP03S06E352430)

**Application: PZ-21-80**

Commission Member Nancy Brletic made a motion that the application for the Conditional Use Permit be tabled. Commission member Mark Sauerwald seconded the motion. The vote is as follows: Commission Member Brletic; aye, Commission Member Eikeness; aye, Commission Member Sauerwald; aye, and Commission Member Roeder; aye. Motion passed by a majority vote. Chairperson Wallaert did not vote.

**NEW BUSINESS - None**

**OLD BUSINESS**

\*Election of Vice-Chairperson

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Commission Member William Roeder was elected as Vice-Chair via Silent Vote.

**DEPARTMENT HEAD ITEMS**

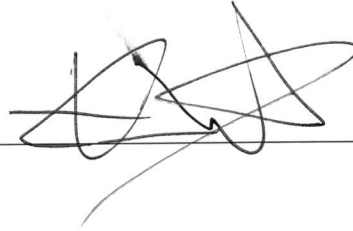
\*None

**ITEMS REQUESTED BY COMMISSION/STAFF - None**

**ADJOURN**

Chairperson Wallaert adjourned the meeting at 7:56 p.m.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned above a horizontal line.