



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

July 19, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the July 19, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Nancy Brletic, Mark Sauerwald, Deedee Devol, William Roeder, Travis Eikeness and James Eskridge.

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

MINUTES

*None

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

***Action Item-Discussion/Decision on a request by SIRP to Annex and Zone** one parcel which is approximately .775 acres located Lot 2, Block 1 of Falconcrest Subdivision (RP001820010020) located along Airbase Road to C-4.
Application: PZ21-0033

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

This parcel is contiguous. Annex to C-4 Zone is a valid request for zoning, as all along Airbase Road is a C-4 Zone. This request is tied with the annex request by Daniil Chervak, his parcel sits behind Mr. Freer's parcel, which will make Mr. Chervak's parcel contiguous for annexation. If the subsequent action for Mr. Chervak is not approved Mr. Freer wishes to rescind his application request for annexation.

Mr. Freer was in attendance.

Public Hearing Opened

Public Hearing Closed

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends approval to the City Council on the request by Michael Freer to Annex and Zone to C-4, Heavy Commercial, Lot 2, Block 1, Falcon Crest Subdivision, located on Airbase Road. 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. If the request for annexation of the Runway Estates Subdivision (PZ21-0030) is denied, this request for annexation will be rescinded and considered void.

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

***Action Item-Discussion/Decision on a request by Daniil Chervak to Annex and Zone R-4 PUD** (Planned Unit Development) 26+- acres (PARCELS RP03S06E340745 & RP03S06E340740) located along Airbase Road. Application: PZ21-0030 & PZ21-0031

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

The applicant's application is twofold, the annex and zone, as well as a preliminary plat. This request will be to provide a housing development that will consist of 100 attached two-story townhomes, 73 single-family homes, and multiple neighborhood amenities, such as a community club house, and a playground area. The project will not be phased, the applicant will build out until it is completed. The applicant will come back with a final plat. Staff has reviewed the application. This is a substantial project, it has been before the Public Works Department, Fire Department and Police Services for review, we believe the City has the necessary infrastructure to support the development. The attached townhomes have less green space than what is traditional for a single-family home, we believe that will help with overall water usage. The attached townhomes will serve as a buffer off Airbase Road. Staff believes this product meets the standards of the City Codes regarding annexation and Planned Unit Development Ordinances, as well as the Comprehensive Plan. Staff recommends approval.

The applicant Daniil Chervak was present. Jesse Christianson, Engineer, gave a presentation. Bart Brook, Engineer of record, was available for questions as well.

Runway Estates will be located off Airbase Road across from the airport. This is vacant land. There will be 73 single-family detached homes on 6000+ square foot lots, Four-plexes, stormwater retention basins, play area and a club house. There will be an access road to the east for any future development. They do plan on a phase one, which differs from what Mr. Cherry stated. Three of the Townhome units and six single family houses. They will bring water and sewer to the property, neither are readily available. Runway Place will be finished just past an area for the houses to include a fire turnaround area. They plan to put in a temporary turnaround in an easement to be vacated later for a cul-de-sac on the end. After completion of Phase one, they plan to move right into the next phase that will be substantially larger, if not the whole thing. The Traffic Study was completed for the whole subdivision. There will be a second access road off Airbase Road. Sewer will come in off Highway 51, behind Chevron. Sewer will run across several lots, which opens those lots for expansion and sewer of their own. The intent is to oversize the sewer main. Water will be brought across Airbase Road from the Airport, down Runway Place and looped throughout the subdivision. These will be two-story, three bedrooms, two bath, single car garage, with parking up front which will provide two parking spaces per unit.

Public Hearing Opened

Michael Lucas residing at 330 SW Fly By Avenue, came forward. He was concerned about traffic, as traffic is already substantial on Airbase Road.

Traci Lefever residing at 355 SW Fly By Avenue, came forward. She was concerned about where the water was coming from. It was stated it was coming from the Airport and wanted clarification of what that means.

Tylar Parish residing at 2425 Airbase Road, came forward. He was concerned about property taxes for new development and who would bear that burden.

Laura McMannis residing at 2425 Airbase Road, came forward. She inquired if the speed limit would be reduced on Airbase Road with more traffic it will be harder to get onto Airbase Road with the existing fees. She also wanted to know if water would be available to her.

Mickie Berger residing at 130 Alturas Drive, came forward. He questioned the wisdom of a high-density subdivision close to the airport. A following concern was water availability.

Terri Manduca residing at 1984 North 10th East Street, came forward. Her concern was water availability. The area around the airport has a high failure rate for domestic wells. It is concerning that the city and the county is not being good neighbors to those folks in the county that have domestic wells.

Public Hearing Closed

It was noted that the State did take part in the traffic study. They are aware of what is happening and have received a copy. They are the ultimate governing authority regard that roadway. ITD could ask that the applicant mitigate any

negative impacts, however they did not make known any actions that they wish the applicant to take. At this time speed limit will more than likely remain the same. The study states that this project will generate approximately 1500 unadjusted weekday trips, 108 during AM, 137 during PM times, overall 80% of this site will head towards the Airbase. Recommendation were that the left bound left lane is warranted along Airbase Road. East bound right lane is warranted at full build out.

Water will be accessed from the airport because there is a water line on that side of road. There is a well on the airport property and one to the north of the property. There is enough EDUs to take care of at least the first phase. There are enough EDU's available for the projects that have been approved. The city is working on getting another well online, which will allow for another 150 EDU's. This project will not have a lot of extra open space to care for. During the winter there is only one well used that takes care of all the domestic use. During the summer all the other wells are utilized due to irrigation uses, etcetera. Turner House should not be a concern in conjunction with this project. The current water system has about 1500 connections available without placing an additional demand on the system. It was recommended that those who have deeper concerns regarding water to speak with the Mayor and Council directly. The State adjudicates water by forming a water district. The district gives certain domestic uses an amount measured by cubic feet per second, that is metered. The City assessed based on number of wells to help administer and adjudicate water rights. For the past twenty years the City of Mountain Home has been acquiring senior water rights through its water development fund. The City uses about 6% of the aquifer, Ag is the biggest user. It is hard to know if the City's use of the water is the cause of impact on surrounding wells.

The projected prices for townhomes will be around \$275,000 to \$325,000. The houses will vary by size, from 1500 square feet to 2000 square feet, utilizing five different models, ranging around \$350,000 or less. Prior to finalization of a final plat, staff recommends that an HOA document is ready. The school district receives notice of all hearings concerning land use in the city. It is anticipated that twelve month is target time frame for the first phase. It was mentioned that the School District can rezone the area if needed. The airport is composed of two groups, the staff and commission. The City has a meeting scheduled with them to discuss development regarding growth opportunities for the airport. When zoning decisions are recommended the city confers with the Comprehensive Plan and Future Land Use Map. This area is designated as urban development which is extremely broad of what that can be. To the east it is designated as commercial. High density residential is considered commercial. We have deemed them appropriate for that zone. Other development near the airport requires a buyer to sign a document that acknowledges that they live in close proximity to the airport. From a safety standard, the City does not want planes to crash into dense areas. The City has not received any correspondence from the Airport or FFA stating this project is an issue.

There was discussion regarding the State taxing issue regarding new development. It is believed these new projects will maintain themselves and subsidize existing property due to the density of the projects.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends approval to the City Council on the request by Daniil Chervak to annex and zone to R-4 PUD, 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 future development will comply with the uses and bulk & coverage and landscaping controls as provided in attachment #6 "Site Masterplan".
3. The property located at Lot 2, Block 1 of Falconcrest Subdivision #1 (PZ21-0033) will be annexed and recorded prior to the annexation and recordation subject property.

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

***Action Item-Discussion/Decision on a request by Daniil Chervak to approve the Runway Estates Subdivision Preliminary Plat** consisting of 26+- acres (PARCELS RP03S06E277200 & RP03S06E277505) located along Airbase Road.

Application: PZ21-0032

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

The preliminary plat follows along with the PUD discussion. The plat needs to match what is in the PUD. Staff has reviewed the documents and they do match. A final plat will need to be submitted and at his request to phase the project there could be multiple final plats. What is recommend is being that all are for purchase, note that the townhomes are all on their own individual lots for singular ownership.

The plat is as it stands right now as mentioned in the prior discussion. The finer details will come at the final plat.

There was discussion regarding FAA and the possibility of a formal letter from the FAA, or pertinent governing bodies, to even include the airport board, at final plat.

Public Hearing Opened

Public Hearing Closed

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council approval of the Runway Estates Subdivision Preliminary Plat, 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 as provided in attachments #4 "Proposed Planned Unit Agreement."
3. Prior to a Final Plat being recorded, the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
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.
5. Communication from the Airport Engineer concerning the subdivisions proximity to the airport.

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

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

*None

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 7:15 p.m.

Chair

