



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

July 6, 2021
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted there was a quorum present and called the July 6, 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, Attorney Geoff Schroeder and Public Works Director Richard Urquidi.

MINUTES

*June 7, 2021

Commission Member William Roeder made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on June 7, 2021. Commission Member Nancy Brletic 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.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

***Action Item-Discussion/Decision** on a request by David Young to Rezone 2.45 acres located at 650 W. 8th Street to R-4 PUD (Planned Unit Development).

Application: PZ21-0029

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

City Code allows for a PUD with at least three acres, excepting infill and problem areas, with Council approval. Permission was granted to Mr. Young to apply.

This is a higher density, infill development with approximately 43 attached townhomes, three bed, 2.5 bath configuration and some four beds. Proposed amenities are an internal pathway, children's play area, and a covered area. The Future Land use map has this parcel designated as commercial. Residential uses can be allowed, and higher density uses, buffer commercial uses.

Staff has reviewed the standards for a PUD and believe that the applicant meets those standards. The Comprehensive Plan list housing as one of the five top priorities. Diverse housing options is healthy where appropriate. This infill project is great as all infrastructure is there and allows the development to pay for itself. All internal workings of this development will be private. The roadways are narrower than usual and those who live there will need to park inside their garages.

The applicant Garold Maxfield, and Dave Young came forward to speak.

I believe this project meets some of the need that exists here. Construction costs are substantial, and a challenge has been to make it nice and affordable, and this plan works. There are 43 units, 38 will be three beds, 2.5 bath, and five will be four beds, 2.5 bath. The landscape requirements are meeting or exceeding City Code. There is an entrance

off of 8th Street, roadways meet fire turn around requirements. A Trash/recycle location has been approved by Republic Services, and each residence will have their own can. Every unit has a two-car garage. There is additional parking onsite, in total there are 2.7 parking spaces per unit. Landscape includes 39 trees and about 80 shrubs.

Applicant presented a floor plan. These are two-story units.

The goal is to have an affordable product. First time homebuyers are the target market. This may not be the final product but will be very similar to what we will have. This project will not be done in phases and will be finished within a month lag. These will all be owner/occupied for sale. There will be an HOA for enforcement.

The target sale price will be around \$300,000.00 for a three bedroom, up to \$325,000.00 for the four bedrooms. If building costs come down, there could be a more attractive price point. There will be minimal HOA fees, for greenspace upkeep, and maintenance. The members in the PUD will operate the HOA, assisted by an attorney in Boise. The trash/recycle enclosure will be screened, and every unit has a garage bump out for their cans. The Cottages has granted an easement for Emergency Vehicle Access for fire and there will be a gate there. This access goes all the way out to 5th Street.

Fire Marshal Reed came forward. He has not had a chance to review this application. One problem this development had was require apparatus access, because they do not want to sprinkle the buildings. When you have more than 30 buildings with one access they must be sprinkled, the alternative is a second access point. This has been dedicated to Emergency Access only.

Community Development Director, Brock Cherry, mentioned that a preliminary and final plat will be required. An access easement will be filed with those documents. The HOA documents will also be needed before final plat approval.

Traffic flow is two-way, the roads are 22' wide with 5' aprons in front of the garages and will all be marked as fire lanes. As private lanes the ability to ticket and tow may not allow the City jurisdiction, but Fire Codes could be enforced where ever you are.

This is a rezone and a precise example of what will be submitted on the plats.

There was a discussion regarding sustainability of the available water resource as it applies to the current and future growth expectations.

Public Works Director, Richard Urquidi came forward. There are enough water rights for two more wells. Conservation is important. This project does not contain a lot of lawn space and will therefore utilize less water. The aquifer has been dropping, but there are other options, like deepening the wells.

Public Hearing Opened-No Public Comment

Public Hearing Closed

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends approval to the City Council for rezoning from C-4 Zone to R-4 PUD, subject to site plan amendments as required by Building, Public Works, Fire and Zoning Officials. To comply with applicable City Codes and standards and all future development will comply with the Uses and Bulk and Coverage Controls as provided in attachment number 5, proposed planned unit agreement. 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** to Zone R-4 PUD (Planned Unit Development) 28+- acres (PARCELS RP03S06E277200 & RP03S06E277505) located along Marathon Way / West 5th North/Elmcrest.

Application: PZ21-0027

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

The request is to rezone for a Planned Unit Development on approximately 28 acres. They will propose 233 detached, two-story single-family homes, thirty-three two-story attached townhomes, and twenty-two live-work attached units. The amount of amenities provided is substantial. There will be approximately 2000 linear feet of internal neighborhood pathways, a covered bus stop, two pocket parks, a neighborhood park with a play area, amphitheater, and a covered area. Once constructed they propose to dedicate the park to the City for Public use. Staff believes this product meets the required components of a PUD. It meets components of the Comprehensive Plan, regarding housing and housing types. The live-work units are a unique component, that allows affordable commercial space. This allows the opportunity for home-based businesses and allows convenient access for the

neighborhood. This is near the industrial rail park and can be considered as part of the buffering efforts. Housing plays a critical role in bringing workers for new businesses. Staff does recommend approval.

Applicant, Phil Wuest, with Ginn Group came forward to speak.

Ginn Group has been building these product types since 2011. This is a popular product with first time home buyers, entry level, obtainable housing. There is a mix of detached narrow lots, attached townhomes, and the live work units. Target range price was \$300,000 or just under would be ideal. This project will help the City achieve the goals for housing, which will help with economic development. This does have a majority of detached single-family homes, some are alley loaded, with a parking apron on the back sufficient for two vehicles, and each home has a two-car garage. There will be additional parking on the street. The attached townhomes create a solid block of homes to buffer the Rail Industrial Park with an expanded buffer south of Marathon Way. Live-work units are in the upper northeast corner, near the community center-Turner House Depot Building, that will be managed by the HOA. This is located northeast of the airport, southeast of Optimist Park and west of existing single-family housing. We are requesting an R-4 PUD. The agreement lists the departures from code. This product is successful in the marketplace. These are nice homes that are attainable. We do not believe this request is detrimental to the surrounding uses. There is plenty of parking allowing up to four spaces of on-site parking per unit, with additional street parking. Regarding the PUD Agreement, Section 6 outlines the uses anticipated to be allowed in the live work units. Other uses may be allowed either by the Planning Official, or by the Planning and Zoning Commission. The hope is to start grading this summer and get as much done before batch plants shut down. Section 8 refers to the design standards, it lists out the perimeter streets, and anticipated right of way widths for Mountain Home Way. There are internal streets most of which will be 32 feet, curb to curb, with integrated curb and gutter. There will be parking bump outs as well. The roadways are proposed as public roads. There are pedestrian sidewalks and walkways throughout. Section 9 calls out minimum lot sizes. Minimum lot sizes on the attached units need to go down, particularly for the internal units, they are 2100 square feet for detached homes. Lot coverage ratios go up with 1600-1700 square feet homes. Minimum street coverage is twenty feet, with variations on setbacks. Landscaping is shown on the master plan and is consistent with City Code. Section 11 talks about sign regulations for the live work units, the idea being available and somewhat uniform. Fiber infrastructure requirement for conduit will be met for when the City is ready. Impact fees will be paid pursuant to City Code. There is a Traffic Impact Study.

There was concern with noise regarding optimist park events. The developer did not feel concerned about it. There will be recorded CC&R's with this property, that will include a disclaimer for buyer beware.

There was a discussion regarding the traffic impact study. The executive summary found that all but one of the intersections operate at acceptable levels of service and recommended striping in one left hand turn lane. The only mitigation was at Main and West 5th North, recommending restriping the south bound approach to add a turn lane. The Engineer turned this over to ITD, with comments back. The roundabout is not part of this project.

Lindsey Sunnen with Ginn Group spoke.

She shared information regarding the vision of the master plan and Turner House Depot. There is an enhanced buffer along Marathon Way. Moving west to east there are three different blocks of attached townhomes. Moving further east there are two separate blocks of live-work units. On the furthest east side, the intent is a mixed-use amenity. The uses will be determined later, but could serve as a type of marketplace, along with office space. The community park will be just under 34,000 square feet, with a mix of use activities. The live-work units are proposed to have two-car garages as are all the homes, but there will be additional parking for the work units and uses in the depot. Moving south these are all detached single-family homes on the west side and south. There are a mix of product types, roughly 26 x 90, and 30 x 90, sized lots. The design layout promotes strong pedestrian connectivity and visibility. The Turner House Depot Building will be a prominent building at the northeast corner with live-work units on either side of it, that front along Marathon Way and Elmcrest. The depot building is proposed to be 3000 square feet at minimum, minimum one story, with potential second story or mezzanine. The single-family attached townhomes are proposed to be approximately 20 x 50 feet, roughly 1400 square feet of living space, all two story with three to four bedrooms. The live-work units will be approximately 1800 square feet, two-story with two car garages and three bedrooms. The single-family detached have a variety of proposed floor plans, with efficient floor plans and efficient size on narrow lots, with small yards. The landscaping is proposed to be drought tolerant. The benefits to the alley loaded lots are that parallel on-street parking is in front of these alley loaded homes and they front the green spaces. The project will be aesthetically pleasing as well as provide an obtainable price point.

There will be individual trash carts for all units. There will also be a communal recycling for the depot building which is not shown, but there is ample space surrounding the plaza to accommodate the waste and recycling facilities that are shared there.

Mr. Reem with CR Engineering spoke via phone, regarding the traffic study, answering the question if the TIS is taking into account the growth of the Rail Industrial Park traffic as well as the effect of the closure of an at grade rail crossing located at 5th Street. For growth we did not specifically assume the Industrial area, but did assume growth on the roadway, of a 0.5 % annual growth rate. The rail access closure was not evaluated, we did coordinate with City and ITD on the scope of the traffic study and that never came up. Staff has had discussion regarding the issue of the and Turner House alone does not cause the issue at that intersection. It may be that a new road will have to be built entirely somewhere else and we are looking at that in our long-term plans.

Tyler Phillips with Ginn Group and Scott from Horrocks Engineers came forward to share the infrastructure information for availability and how the site will be served with roads and utilities. The existing conditions are agricultural land. The preliminary plat shows lot orientation counts. Water will be servicing the site from the east and the west. Sewer will connect from the east. The problem area is a low site in the southeast corner to try to gravity feed that back. Storm water should be caught in infiltration cracks along the way, if not it will be handled on-site per City Standards with retention and infiltration. We will utilize trenching instead of blasting for the rock challenges. We are working with City Staff to make sure that all our roadways meet City Standards, as well as working with the Fire Marshal to maintain fire, life, and safety access. There are no current issues.

Public Hearing Opened for both the PUD and Preliminary Plat

Edward Wilson, 1450 NE Quigley Street, came forward. He agreed affordable housing is needed. Was in favor of the project. Liked the live work units.

Dan Weitz, 43730 Old Wiegville Road, Baker City, Or., representing Weitz & Company, who owns the ground. He reiterated his promise to buffer the rail industrial park. There have been many inquiries to the rail but lack of housing always left us in second place. We plan to buffer from Optimist Park to Haskett Street along 5th street about 500 feet deep with a landscape berm. We support taking out the at grade crossing and putting in a new one at the top end of the solar park. There used to be one there. The traffic circle will be put in at the first phase of the power line to Optimist Park and there will be an interior road. There will probably be an underground crossing from Turner House underneath Marathon Way to access the park. At some point we will give the City the Bennett Ranch Water Right, which is 500-acre feet, which is about 165,000,000 gallons of water a year, that will be stored on site for pressurized irrigation. Housing is critical and the buffer will all be rentals.

Mike Homan, 6820 W. Randolph Drive, Boise, came forward. As a developer he has been keeping an eye on our area. Likes the plan and supports the project.

Public Hearing Closed

The HOA will be declarant controlled up to the point of at least 75% ownership and will be an owner-controlled board. There is typically a profession manager engaged that manages on behalf of the board. The rates depend on the nature of the community. The fees will be paid monthly. All HOA documents will need to be finalized at the final plat. Mountain Home Way is 52 feet wide and will buffer, and the homes along there are front loaded off the internal street and the back yards will be fenced and should not be a significant buffer from the archery range. The Commission can recommend that the applicant work with the City to make sure it will not be an issue. The setback variation asked for on the townhome lots is a 20 foot front setback, a 10 foot rear setback, and side yard setbacks of zero. Single family lots will be the same except for 5 feet for detached. These are minimum. The commercial lots will have a 20 foot front setback, and zero rear and side yard setback. A description was given of the live-work units.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends approval to the City Council under 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 #7 "Site Masterplan".

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 To approve the Turner House Depot Subdivision Preliminary Plat** consisting of 28+- acres (PARCELS RP03S06E277200 & RP03S06E277505) located along Marathon Way / West 5th North/Elmerest.

Application: PZ21-0028

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends approval to the City Council under 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 #6 "Proposed Planned Unit Agreement" and #5 "Landscape Plan".

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.

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.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

*Accessory Dwelling Ordinance will be placed on the agenda at a later date.

ADJOURN

Chairman Kristopher Wallaert adjourned the meeting at 8:06 p.m.


Chair