



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

April 5, 2021  
6:00 PM

**ESTABLISH A QUORUM**

Chairperson Topher Wallaert noted there was a quorum present and called the April 5, 2021, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Topher Wallaert, Nancy Brletic, Mark Sauerwald, Deedee Devol, William Roeder, Travis Eikeness and James Eskridge.

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

**MINUTES**

\*March 15, 2021

Commission Member James Eskridge made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on March 15, 2021. Commission Member Mark Sauerwald 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 and request to sign.

A request to Annex and Zone to R4 by Arthur Young, a parcel of land approximately five acres, located at 1490 South 5th West Street. (PZ21-0012)

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

There is an old home on this parcel built in 1957 that has been vacant. The applicant would like to zone this property for high density residential development. The intent is to annex and then divide the parcel into four parcels. Water and sewer are available. The Comprehensive Plan designates this area as residential. The zoning request is not out of the ordinary. No input was received from the public regarding this application. An example of uses at that location was given.

Gary Tuller came forward to represent the applicant.

Mr. Tuller concurred with Mr. Cherry's assessment. The use will probably be multi-family residential.

Public Hearing Opened

Planning & Zoning Minutes

Page 1 of 3

Mr. Cherry gave a second synopsis as additional people arrived late to the hearing.

Tyler Merryman, 505 Kyle Street asked for clarity of the site location. Mr. Merryman was interested in a site to be annexed at a future meeting.

Adam Candy, 713 SW Paiute Street, wanted to know if the site was City or County and how it would affect Paiute Street. Mr. Cherry clarified the action at hand regarding the application. The effect to Paiute opens up annexation and development possibilities for properties contiguous to the City Limits and explained the benefits.

Public Hearing Closed

There was a question regarding the existing structure, if it would stay or be destroyed? Mr. Tuller felt it would likely be destroyed.

Commission Member Mark Sauerwald made a motion to recommend to the City Council that they approve the request to Annex and Zone to R-4, by Arthur Young, a parcel of land approximately 5 acres, located at 1490 South 5<sup>th</sup> West Street. 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.

\*Action Item-Discussion/Decision and request to sign.

A request for a Zoning Title Amendment to amend Title 9, Chapter 8, Section 3(B) Access to Public Street and to amend Title 9, Chapter 16, Section 13(B): Design Standards. (PZ21-0013)

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

Staff is proposing an amendment that will allow for the adoption and implementation of a Master Pathways plan for the entire City. The Comprehensive Plan speaks to wellness, health and transportation. The plan recommends a pathway system for safe routes to access many parts of the City by other means than vehicular. Any new development, East of South 5<sup>th</sup> will be required, in lieu of a sidewalk to install a 10' asphalt pathway, similar to the pathway near the Interstate. The pathway will be a dedicated right-of-way, so anyone can use it. Public health grants require the applicant to have a policy document and that is what this document fulfills. These paths will be an asset to the City.

Public Hearing Opened

Tyler Merryman, 505 SW Kyle Street, wanted to know if the 10' of right-of-way would come off of the East side of West 5<sup>th</sup>. Community Development Director, Brock Cherry, confirmed that to be true. There will be curb, gutter and pathway, in lieu of sidewalk at property development. The City does not want to build islands of pathway. Owners can ask to defer that improvement until the pathway abuts their properties. Mrs. Merryman inquired how Airbase Road will be incorporated into the pathway system to allow for bikers and walkers. Mr. Cherry informed her that Airbase Road is a State Highway and under ITD jurisdiction. Right now there is no answer to address Airbase Road. There is potential at 5<sup>th</sup> and Elmcrest. Mr. Urquidi mentioned that there are many ADA Ramps along Airbase Road. The State will pay for those ramps because it is an intersection, but do not pay for sidewalk. The City adds sidewalk when funds are available to continue connectivity inside the City. Mrs. Merryman was concerned with crossing Airbase Road. Mr. Urquidi informed her that, that 5<sup>th</sup> Street is a signalized street and their are future plans for a signal at Haskett. It was mentioned that there is a Public Safety Commission. There function is to address problem areas regarding roadway and sidewalk.

Public Hearing Closed

There was discussion regarding grants and delayed installation. Hypothetically, an existing pathway could be looked at and determine how to build off of it. The City is looking at installation of a pathway from the new dog park, up 8<sup>th</sup> to the Junior High School. Having this document gets the City points on grants. Development is coming fast. This document allows us to have a plan in place. It can be revised when necessary. There was concern about the burden it puts on the developer and the path may be funneled in places. The pathway system can qualify as an amenity for development.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council, that the request for Zoning Title Amendment to Amend Title 9, Chapter 8, Section 3(B): Access to Public Street, and to Amend Title 9, Chapter 16, Section 13 (B): Design Standards be approved. 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

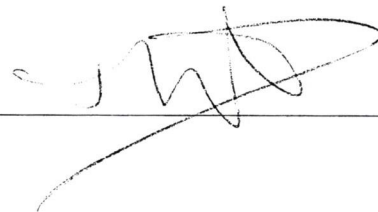
**ITEMS REQUESTED BY COMMISSION/STAFF**

\*None

**ADJOURN**

Chairman Topher Wallaert adjourned the meeting at 6:35 p.m.

Chair

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