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

December 2, 2019  
6:00 PM

**ESTABLISH A QUORUM**

Chairperson Dennis Belt noted there was a quorum present and called the December 2, 2019, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Topher Wallaert, Deedee Devol, Nancy Brletic, Mary Miracle, James Eskridge and Ralph Binion.

Commission Member Deedee Devol was late.

Staff members attending were Building Official Mike McCain, Administrative Assistant Brenda Ellis, Attorney Geoff Schroeder and Public Works Director Rich Urquidi.

**MINUTES-**

**November 18, 2019**

Commission Member Ralph Binion made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on November 18, 2019. Commission Member Topher Wallaert seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye.. Motion passed by a unanimous vote.

**PUBLIC HEARING AND ACTION -**

**\*Action Item - Preliminary/Final Plat-Larry Hyatt-Hyatt Subdivision**

Public Hearing Opened.

Larry Hyatt represented himself.

Mr. Hyatt stated, "Having surveyed property that is available, we believe the cost for these lots will be on affordable and be a nice development."

Mike McCain read the Staff Report.

Commission Member Denis Belt asked, "Is it a private road?" Mike McCain stated, "It is actually a cross access easement." Staff Brenda Ellis stated, "It is divided into the two lots to the rear." Commission Member Dennis Belt asked, "Everyone will enter their house from the street?" Mike McCain stated, "Lots two and three will not be entering from the street." Commission Member Ralph Binion pointed out

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that the plat states shared egress benefits lots 1,2,3, 5,and 6. Mr. Hyatt stated, "It will be a shared access and responsibility for maintenance to all lots that have the use of that driveway." Commission member Dennis Belt stated, "The Fire Department requests signage stating, No Parking." Commission Member James Eskridge asked, "Approximately what size home are you talking about?" Mr. Hyatt stated, "A little over 2000 square feet."

Testimony supporting the application – None

Written testimony in support – One letter from Mr. Storey.

Testimony by those uncommitted – None.

Testimony by those opposed – None.

Written testimony by those opposed – None.

Public Hearing Closed

Commission Member Topher Wallaert made a motion that the Regular Planning and Zoning Commission recommends to the City Council that it approve the application by Larry Hyatt for approval of the Combined Plat of Hyatt Subdivision, a development consisting of six lots at the property currently addressed as 360 West 8<sup>th</sup> South Street.. Commission Member James Eskridge seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binon; aye.. Motion passed by a unanimous vote.

**\*Action Item** – Ordinance Amendment-Title 9, Chapter 7, Section 4: Land Use Chart

Public Hearing Open

Before the Commission are the Land Use Chart changes, as amended per the work sessions from prior Planning and Zoning discussions, addressing I-1 and I-2 inconsistencies. The document also reflects those uses to be deleted or amended.

Public Hearing Closed

Commission Member Topher Wallaert made a motion that the Planning and Zoning Commission recommends to the City Council to approve the Ordinance Changes to Title 9, Chapter 7, Land Use Chart. Commission Member Ralph Binion seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binon; aye. Motion passed by a unanimous vote.

**\*Action Item** – 2019 Comprehensive Plan Update

Public Hearing Opened.

Peggy Breski from Horrocks Engineers came forward and presented a slide show. Peggy Breski stated, "Working as a contract Planner for the City, we made a recommendation last summer to update the Comprehensive Plan. Per Statute it has to be updated minimally every ten years. The last update was in 2008. Our firm has been working with Economic Development and Public Works to put together a plan to update the Plan. It looks like an entirely new plan but it is considered an update. More thorough details would have gone into it if it was a fully new plan. Why now? Based on statute ten year time was approaching. It became apparent we realized there were gaps in existing Code and Zoning Ordinance relative to the City goals downtown. Mountain Home is evolving and change is imminent. What is

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required in a Comprehensive Plan? Idaho Lupa Laws, Idaho Statute Title 67 chapter 65 dictates what is required minimally. Others can be added and we added a chapter on the Air Force Base. We sought information from Stakeholder and advisory group meetings. We sought input from the public. All of this information was what was used to create the updated plan. We felt it was critically important with the evolution of Mountain Home, and with our experience with the downtown master plan, that we get a strong understanding of what the citizens want. Why is this plan more detailed? The former plan was mostly textual based and the updated plan has more graphics and text. We are hoping as a policy document this will cover some of the gaps. There hasn't been any formal community design planning and that creates a visually disorganized community. By being a framework policy document this can address and make allowances for the City to make some desired improvements and work on stair stepping the process in order for the City to develop and grow as a more planned community. There is a danger in having gaps allowing for inconsistent land use determinations. As a policy document the comprehensive plan is endeavoring to fill in some of the gaps and create tools that will benefit the Commission and Council and all development within the community. How was the updated plan approached? We didn't see that a lot of public involvement was taken in the prior plan, so we made a huge effort in that. We created a campaign of public involvement with a 10% response rate, which is unheard of. One of the most important factors was to make sure the voice of the people in this document. City departments each had input in their chapters. City Council objectives were identified. Core values were identified as well as top priority issues. The plan was approached integrating as many good formal planning processes as possible. Urban planning that we integrated were, smart growth strategies, complete streets principles, and main street America principles. They tie in well with where Mtn. Home currently is and where we see it, and studies show that it will be within the next ten years. We want to keep a small town feel, yet allowing development and growth in a managed way. What does the updated plan mean for Mountain Home? It follows statutory requires. Mountain Home is no longer a small town based on population statistics. This plan will help guide city leaders in making appropriate determinations that are consistent and relative to the community development and redevelopment. It lines out how to make those decisions and what the goals are. Mountain Home has never voiced its vision. We don't know what you want to become. It is time for this to happen so people know where they are heading. We feel this Comprehensive Plan does that. Based of formal planning standards this Comp Plan spells out standards that the City will require for development and redevelopment moving forward. It is a safe guard to make sure decision fall in line with policy and goals. Commission Member James Eskridge asked, "If you develop from around the core, how do you allow for growth?" Peggy Breski answered, "It had been practice to work from the core outwards. It didn't work well as people further from the downtown core still needed services and infrastructure. The current principle is cluster development and on the forthcoming Land Use Map you will notice this type of development as it drives sustainable communities. Every town should have a downtown core. It is a measure of the towns' heartbeat and economic health. Every investor looks at the downtown core. The good thing about Mountain Home is there is not a lot of sprawl, and you are almost built out to your city limits. You are in a good position to manage where cluster developments will go. We re-designated certain land uses to allow for the cluster development to happen along with residential development, node and pockets will appear and will ease transportation networks and creates walkable communities, community centers and neighborhoods, while maintain a downtown core." Commission Member Ralph Binion asked, "The last Comprehensive Plan had a chapter on School District and it is gone, why is that?" Peggy Breski stated, "It was moved under public services." Commission Member Wallaert asked, "When reading the plan I am looking for how is that going to happen, but I just see goals. Is there a how? Is the City going to do an action plan based on the goals?" Peggy Breski answered, "The implementation plan discusses a strategy for which to do that. Each department has their own set of goals of how they do plan to accomplish it. With the sheer number of goals and policy items we couldn't break it down to action items under our existing budget. If we would have had double the budget we could have action items for every single thing, along with time lines. At this point it will be up to the department heads to address how they want to roll out those action items and up to them to make those goals happen." Peggy Breski stated, "As far as implementation goes,

there are recommendations of how to break it apart and make it manageable. We recommend annual project plans be assigned and reviewed. Staff will have to take care of the implementation.” Commission Member Ralph Binion mentioned that Richard McKenna Charter School was missing from the plan and there was discussion if it should be added into the document. Attorney Geoff Schroeder stated, “The Statute says, it is an analysis of public school capacity and transportation considerations associated with future development.”

Testimony supporting the application – None

Written testimony in support – None.

Testimony by those uncommitted – None.

Testimony by those opposed – None.

Written testimony by those opposed – None.

Commission Member Ralph Binion made a motion to approve the with correction. Commission Member Mary Miracle seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binon; aye.. Motion passed by a unanimous vote.

### **NEW BUSINESS**

\*None

### **OLD BUSINESS**

\*None

### **DEPARTMENT HEAD ITEMS**

\*None

### **ITEMS REQUESTED BY COMMISSION/STAFF**

\*None

### **RECOGNIZE PERSONS NOT ON THE AGENDA**

\*None

### **ADJOURN**

Chairman Dennis Belt adjourned the meeting at 6:55 p.m.

Chair

