



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

Tuesday, October 3, 2023, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the October 3, 2023, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Scott Harjo, Cristina Drake, Kristopher Wallaert, William Roeder, and Travis Eikeness.

Staff members attending were Senior City Planner, Chris Curtis, Public Works Director, Rich Urquidi, Legal Counsel, Geoff Schroeder, and Betsy Hiddleston recorded the meeting.

MINUTES

*Action Item – Minutes, September 19th, 2023

Commission Member Scott Harjo requested an amendment to the written minutes. There was inaudible audio due to multiple people speaking. The inaudible dialog was said by him, and he requested what he said be put into the written minutes, page 3 of the meeting minutes, first paragraph, last couple of lines due to multiple discussions happening. The discussion was pertaining to quarter EDU per unit of billing and that after the six months mark those RV spots are billed at or should be billed at a should be billed at a full EDU if it is occupied for a consistent six-month period.

Commission Member Scott Harjo made a motion to approve the minutes for September 19th, 2023, with a correction. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA – None

CONFLICT OF INTEREST DECLARATION

* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None

* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – None.

PUBLIC HEARING AND ACTION

*Action Item – Amend Planned Unit Development (PUD) - Teran Mitchell, TKM Architecture

A request to amend a previously approved PUD, Colthorp Commons, located east of Jerome Street, south of Colthorp Avenue, and west of Garrett Street.

PZ-23-75

Senior Planner Chris Curtis gave the Staff Report. The applicant has met all public hearing requirements for notifications. This application is in compliance with the Comprehensive Plan.

Teran Mitchell came forward to speak on behalf of the applicant. The proposal is to take the existing approved PUD and Preliminary plat and amend them. Financing is a primary reason for the amendment. The location has other multi-family developments in close proximity. The applicant showed slides of the current location from multiple views around the project area. The project consists of 4.18 acres. The prior approval was for sixty-four townhomes, on three parcels. The amended request is to have each townhome on individual lots revising the project from the parcels to sixty-seven parcels. There will be three common lots and sixty-four individual townhome lots with assigned parking. The ask is regarding lot size, R-4 minimum lots size is 5000 square feet. Given that these are individual townhouses they are asking to have 1441 to 1532 square foot lot. So that would be the townhouse and its associated parking. As a consequence of having a townhouse, each individual lot would have to have a zero-lot line, that would be those lines interior to the building. Mr. Mitchell provided the approved construction drawings, and the proposed plat. This is consistent with the Comprehensive Plan, as it encourages developments that offer affordability and diversity in housing. Townhouses are not common here in Mountain Home. It does promote infill development under a variety of housing types that would increase density and promote revitalization of the neighborhood. This project provides connectivity to existing and anticipated transportation networks. The comprehensive plan states that Mountain Homes design character is not truly defined, it is composed of a number of separate individual areas each having their own unique qualities, that make it diverse. The goal though the developments is to join areas that have developed individually so that there is a connection between them. Mr. Mitchell went through the checklist and compared this project to the items on the checklist.

Public Hearing Opened.

Don Gust came forward to speak. Mr. Gust was confused amount the number of lots. Mr. Gust felt there were many people in the neighborhood who do not think this project fits in at that location. Mr. Gust was also concerned about the EDU's not being negotiated yet. Mr. Gust did not know how many EDUs were still available with West Side Sewer.

Public Hearing Closed.

Legal counsel is in contact with West Side Sewers legal counsel and have gone over the current agreement. If this development is within the West Side Sewer District, it would be correct to say that this development must connect to the West Side Sewer District. West Side Sewer should have the capacity to accommodate this project, but that will be up to the developer to connect to the right utility. Public Works Superintendent iterated that is more capacity than what West Side Sewer has. Each lot will need to have its own water meter.

Mr. Mitchell believes this project will be built in phases, and that all horizontal infrastructure will be done throughout the project initially, then they will build vertically by phase. There is a one-inch boundary line strip connecting parking to the units as they are physically and legally connected, however they are remote from the unit, they are purchasing the townhouse and the parking stalls.

Commission Member Cristina Drake made a motion to approve the amendment to the planned unit development, PZ-23-75. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Commission Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*Action Item – Amend Preliminary Plat (PLAT)– Teran Mitchell, TKM Architecture

A request to amend a previously approved PLAT, Colthorp Commons, located east of Jerome Street, south of Colthorp Avenue, and west of Garrett Street.

PZ-23-74

Senior Planner Chris Curtis gave the Staff Report. This application is to amend the preliminary plat. The applicant has met all the public hearing requirements. Staff has determined the project is in compliance with the comprehensive plan. The plat will be amended from three lots to sixty-seven lots. Each townhouse is physically connected to two parking stalls.

Public Hearing Opened.

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Karen Halligan came forward to speak. Karen was confused about the number of spaces per unit. She also wanted to know if there was covered parking. She also wanted to know who owned that property and to know if the people in that area would be forced to tie into the city water. Karen inquired about the mayors' raise. Karen was informed this topic was not at the proper venue, and that should be asked about at a City Council Meeting.

Don Gust came forward to speak. Don wondered if there would be enough water for all this development and if there were fire hydrants there.

Public Hearing Closed.

As part of the PUD, they were promising one covered stall and uncovered stall. To fulfill their responsibility there will be one covered stall per unit, and ultimately the applicant believes that all stalls will be covered.

Anyone inside city limits must connect to city water. If you are outside city limits you do not have to connect to city water, nor are you allowed to unless you annex into the city. All development regarding this application is subject to the City of Mountain Home ability to provide municipal water services.

Commission Member Travis Eikeness made a motion to approve the amended preliminary plat for Teran Mitchell, TKM Architecture, request to amend the previously approved plat, Colthorp Commons, located east of Jerome Street, south of Colthorp Avenue, and west of Garrett Street, PZ-23-74. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

This item was moved before the Public Hearing Items.

* Preliminary Plat Extension (PLATEXT) – Jennifer Loveday.

A request to extend a currently approved Preliminary Plat (PPLAT) for 365 days.

PZ-23-78

Senior Planner, Chris Curtis, gave the staff report. Plats expire after 365 days. The applicant has submitted a request to extend the plat for West 8th South Street for another 365 days.

The applicant came forward to speak. The applicant has done all they can do with the preliminary plat. They have a buyer lined up, that will take it to the next phase. They are under contract.

Commission Member Travis Eikeness made a motion to approve the preliminary plat extension for Jennifer Loveday to extend the currently approved preliminary plat for 365 days. PZ-23-78. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Commission Drake; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

OLD BUSINESS

* Action Item – Approve Finding of Fact - Gary Tuller on behalf of Hiler Brothers.

A conditional Use Permit to allow for a propane storage facility in an I2 zoning district located between the 700 and 800 block of Highway 30.

PZ-23-70

Commission Member Cristina Drake made a motion to approve PZ-23-70. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

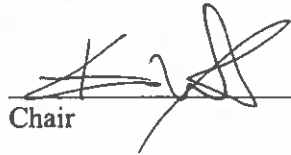
* None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* Chairperson Wallaert recommended ordinance reviews. His recommendation was for those ordinances that they are seeing the most of. Ordinance changes require public hearings. The goal is to get the commission familiar with the ordinances, as well as make the hearings more streamlined and add clarity. The decision is to have conversations at scheduled special meetings and joint meetings with the council. Each commission member will bring up what ordinance they would like to go over and they will then decide which one to begin with.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:31 p.m.


Chair