



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

August 17, 2020
6:00 PM

ESTABLISH A QUORUM

Chairperson Topher Wallaert noted there was a quorum present and called the August 17, 2020, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Nancy Brletic, Travis Eikeness, Topher Wallaert, Deedee Devol, James Eskridge and Mark Sauerwald,

Commission Member Joe Harper was absent.

Staff members attending were Community Development Director Brock Cherry, and Administrative Assistant Brenda Ellis.

MINUTES-

August 3, 2020

Commission Member James Eskridge made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on August 3, 2020. Commission Member Mark Sauerwald seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Devol: aye, Commission Member Brletic; aye, Commission Member Eskridge; aye, and Commission Member Sauerwald; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

*Action Item-Discussion/Decision-Annexation and Zone R-4 and request to sign. Lynn & Dawn Knudson/Gregory & Krisann Gatlin. East side of South 5th West, North of Smith Road and East of Caribou Drive.

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

Mr. Cherry reiterated that the annexation with the rezone to R4 is sound. However, the R4 district minimum lot size is 5000 square feet, whereas these are one acre parcels, and this is not a trend we would want to continue as R4 zones are really designed for higher density. Staff states that if this would have been subdivided in the City rather than the County we would have recommended smaller lots. All the area around there is prime for R4 development. In this case there are no issues with the request.

Commission Member James Eskridge stated, "If we make this motion, I would like to add the wording to #3 of the Staff Report, on the development completion *prior to occupancy*."

Lynn Knudson spoke on behalf of the application.

Mr. Knudson stated, "The R4 Zone was recommended. It had the least amount of stipulations and that is what we would like to stay with. There will be a driveway all the way through and a portion will be concrete or paved up to the garage of each place. The remainder will be gravel. It will allow for fire access. If the properties behind were to annex they have access." Mrs. Dawn Knudson spoke, "To clarify, the curbs and gutters would have to be done before we can move in?" Mr. Cherry confirmed, "Correct". Mr. Gregory Gatlin commented, "Gene did tell us that the approaches have to be handicapped accessible." Mr. Cherry stated, "As I mentioned before, none of that has a strong nexus to the annexation and zoning request, the only thing we are deciding today is whether to annex and rezone to R4."

Commission Member Mark Sauerwald asked, "The annexation and development of this property does not require the development of a new road, does it?" Mr. Cherry stated, "No, it does not. It is a private drive. They have spoken with public works to make sure they build it in a way that if the other parcels were to be developed they have access as a private drive. The City will not maintain it but it does have to be built to our standards." Administrative Assistant, Brenda Ellis, stated, "With regard to the concrete and gravel, for the development of the homes, will have concrete that goes to the garage, which is a development requirement. Anything past that will be gravel."

Public Hearing Opened

Testimony of those in favor-None

Written testimony of those in favor-None

Testimony by those opposed-None

Written testimony by those opposed-None

Public Hearing Closed

Commission Member Nancy Brletic asked, "With regard to the Water Rights Fee, do those water rights belong to the City?" Administrative Assistant, Brenda Ellis, stated, "The water rights fee referred to in the staff report is not necessarily tied to any ground water rights. From my understanding it is a maintenance cost that goes into the water system. It is a requirement of City Code, that anyone who annexes or develops, even land inside the City that has been undeveloped pay that \$2000 per acre charge."

Commission Member Mark Sauerwald made a motion to approve the application with the verbiage in conclusion number three of the staff report, that prior to certificate of occupancy being issued, that curb gutter and sidewalk, and street be completed. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Eskridge; aye, Commission Member Sauerwald; aye, Commission Member Eikeness; aye, and Commission Member Devol: aye. Motion passed by a unanimous vote.

The motion passes with said conditions and approval of a positive recommendation to City Council for Annexation and Zone R4.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

* Monthly Building Permit Report-July

*Monthly Code Enforcement Report-July

ITEMS REQUESTED BY COMMISSION/STAFF

Planning & Zoning Minutes

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*None

RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Chairman Topher Wallaert adjourned the meeting at 6:25 p.m.

Chair _____
