



---

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

**Live Stream Viewing:**

**<https://www.youtube.com/c/MountainHomeIdaho>**

**Tuesday, January 2nd, 2024, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the January 2, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, William Roeder, Kristopher Wallaert, Cristina Drake, and Travis Eikeness.

Staff members attending were Senior City Planner and Betsy Hiddleston recorded the meeting.

**MINUTES**

\*Action Item – Minutes, December 5, 2023

Commission Member William Roeder made a motion to approve the minutes for December 5, 2023. Commission Member Travis Eikeness seconded the motion. All in favor. 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 – Vacation (VAC) – Aleks Yanchuk, Living Developments LLC

A request to Vacate a portion of Garretts Addition subdivision comprised of lots 37 and 38 containing approximately 2.02 acres located on the corner of NW Foster and NW Bradford streets (RPA0062000037G current year, new tax year will be RPA006c000038F due to lot line adjustment), (RPA0062000038J).

**PZ-23-91**

Senior Planner, Chris Curtis presented the Staff Report.

The applicant came forward to speak and included in this presentation the Vacate as well as the Preliminary Plat. The subdivision will allow for similar construction of the three parcels they own that are currently under construction and near completion. There will be seven lots with an additional twelve on-

street parking spaces for overflow vehicles. The road will be forty feet wide, which is approximately nine feet wider than the current width of Foster.

**Public Hearing Opened.**

Don Gust came forward to speak. Don wanted clarity on what was being vacated. Don wanted to know who oversees the project, as he felt there is a safety issue in the road. Don didn't feel that all neighbors were notified. Don mentioned that the sewer situation has not yet been figured out. He inquired about parking, and he has concerns about the extra traffic.

**Public Hearing Closed.**

The applicant came forward to rebut the questions asked. The vacation will consist of lot 37 and 38 or Garretts Addition. The notification showed the area to be vacated. The vacation does not affect anything they do not currently own. Notification was sent to all residents within three hundred feet of the property boundary lines, as well as public entities.

A vacate essentially removes an older underlying subdivision to build a new subdivision. Which is the only way to change its character.

Commission Member Travis Eikeness motioned to vacate a portion of Garretts Addition subdivision comprised of lots 37 and 38 containing approximately 2.02 acres located on the corner of NW Foster and NW Bradford streets. (RPA0062000037G current year, new tax year will be RPA006c000038F due to lot line adjustment), (RPA0062000038J) PZ-23-91. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

**\*Action Items – Preliminary Plat (PPLAT) – Aleks Yanchuk, Living Developments LLC**

A request to approve the Bradford Townhomes Preliminary Plat consisting of 2.02 acres located at the corner of NW Foster Drive and NW Bradford Street. (RPA0062000037G current year, new tax year will be RPA006c000038F due to lot line adjustment), (RPA0062000038J).

**PZ-23-85**

The applicant spoke regarding the Preliminary Plat. There will be a new road, named Wolf Street, that will loop from Bradford Avenue to Foster Avenue. This will allow for placement of seven additional lots. The development will mimic the current lots the applicant owns that are adjacent to this subdivision. One lot will be smaller.

**Public Hearing Opened.**

Don Gust came forward to speak. He wanted to know if City and County emergency services would respond to the location. He wanted to know if more fire hydrants would be needed and if the road would allow for school bus passage. He wanted to know if Bradford or Foster would be widened. He also inquired about fencing requirements.

Misty Pierce came forward to speak. Misty wanted to know with Bradford and Foster being narrow county roads what will happen with all the density being added. Misty believes there are ditch rights and therefore the roads may not be able to be widened. Density and narrow roads were of concern.

**Public Hearing Closed.**

There was a letter received and, in the packets, given to the Commission. The letter addressed concerns regarding the addition of the apartments being added. The letter was read into the record. Speeding was a concern in the area. Safety was a concern. The letter received by Dale and Rose Fleming requested denial of the project.

The applicant came forward to rebut comments. Bradford and Colthorp will not be widened but will have curb, gutter and sidewalk. A fire hydrant will be added on the corner of Bradford and Wolf Street. Bradford and half of Foster will be repaved in the areas that are adjacent to their lands. The property is within City Limits and connects to city services. There is a legal discussion between West Side Sewer and

the City of Mountain and is still pending. City emergency services will respond to this location. The current zone is R-4 and the proposed use is allowed in that zone. There are no deviation requests.

There is sufficient water and sewer availability for this development. There are twelve additional parking spaces on Wolf Street that are accessible to the public. Every building has an enclosed parking spot and an exterior parking spot. Garbage will be individual garbage cans. The intent is to have the garbage stored inside the garage. Between the curb, gutter and sidewalk will be a drainage buffer of two feet. Landscape plans will be submitted with the development plans.

Commission Member Travis Eikeness motion to approve the Bradford Townhomes Preliminary Plat consisting of 2.02 acres located at the corner of NW Foster Drive and NW Bradford Street. PZ-23-85 Commission Member Cristina Drake seconded the motion. The vote is as follows: Commission Member McCormick; 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**

**\*Action Items** - Election of Chairperson and Vice-Chairperson  
Election of Chair and Vice-chair were moved to the top of the agenda.  
New Commission Member Rob McCormick was introduced.

Commission Member Kristopher Wallaert was elected Chairman and Commission Member William Roeder was elected Vice Chairman.

### **OLD BUSINESS**

**\* Action Item – Annexation (ANX) - Zach Simons, CBRE**  
A request to Annex and Zone to I-1, a parcel of land totaling 263 acres located West of the City Airport and East of NW Bypass Road in Elmore County. (RP03S06E280015)  
**PZ-23-84**

Senior Planner, Chris Curtis gave a staff report. The applicants are present.

The applicants have purchased a large parcel of land to the west of the Airport, in hopes of allowing for runway extension and expansion. The intent is to increase the capacity of the airport, both in type and number of aircraft it can handle. There are two ways to make that happen, one is to lengthen and widen the existing runway, and two is to add a parallel runway. Utilizing FAA requirements, the parallel makes more sense. There rail line would need to be relocated. This has been an ongoing conversation, and the city knows about it. The applicant believes this land needs to be in the City's hands. The idea would be to shift the taxiway would get shifted to the south, past the ramp apron connection. And the runway would be extended. Since there is BLM land to the west that provides protection to the runway and protection to the east by having it offset. The intent is to expand the airport's capabilities not just for today but protecting it into its future. We determined that that piece of land is the only viable piece for the airport expansion. Our goal is to eventually build an industrial airpark. What determines the cost to the city is how much it is matched in grants. One determining factor is the number of based aircraft and currently there are only nineteen based aircraft. There is a plan to utilize Bypass Road.

### **Public Hearing Opened.**

Ted Thompson came forward to speak. Ted is a hangar owner at the airport. Ted has concerns that the Airport Advisory Committee is not involved. There has been encroachment on the runways, that will cause a problem. He doesn't feel that an additional runway will work, based on the hangars. These things should be discussed with the Airport Advisory Committee. There are people who will not buy gas here because the cost is too high. Ted doesn't feel this plan is well thought out. There needs to be more transparency with this proposal.

Don Gust came forward to speak. He has family members who fly. He was concerned that the air could be changing and what they would be doing for hangars. Will there be someone watching the planes? Fuel prices don't make it feasible for a lot of people.

Public Hearing Closed.

The applicants came forward to rebut any comments. The two-hundred and sixty-three acres is not for the airpark it is just for the airport itself. The land was purchased just for that purpose. Fuel is the FBO's decision.

There was concern that if annexed and zoned to I-1 that it should be under the assumption that it is specifically used for the airport. If zoned I-1 it can be used for anything. The Airport Advisory Committee was notified regarding this annexation. Everything to the east of this location is in I-1 and that zoning is compatible in this area.

Commission Member Cristina Drake motioned to approve the annex and zone to I-1 Light Industrial for the two-hundred and sixty-three acres located west of the City of Mountain Home Municipal Airport, and east of Bypass Road in Elmore County, with an annexation agreement between the City and the applicant. Commission Member Robert McCormick seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

**DEPARTMENT HEAD ITEMS**

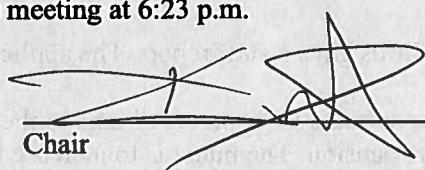
- \* November 2023 – Code Enforcement Report
- \* November 2023- Building Permit Report
- \* November 2023 – GIS report

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

- \*Commission wishes to continue discussion of the Land Use Ordinances at the next meeting.

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 6:23 p.m.

  
Chair