



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

Tuesday, November 7, 2023, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the November 7, 2023, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Scott Harjo, Kristopher Wallaert, and William Roeder.

Commission Member Cristina Drake was not in attendance.

Staff members attending were Senior City Planner, Chris Curtis, and Public Works Director, Rich Urquidi.

MINUTES

*Action Item – Minutes, October 17, 2023

Commission Member William Roeder made a motion to approve the minutes for October 17, 2023. Commission Member Scott Harjo 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? – William Roeder mentioned he owns property across from the parcel on South Main and East 12th and doesn't feel it will be an issue with his decision.

PUBLIC HEARING AND ACTION

* Action Item - Annexation (ANX) – Sharolynn Hammond and Shawn Allen

A request to Annex and Zone to R-4 2 parcels of land totaling 3.53 acres located on South 10th East Street, between SW Quaker Dr. and SW Paiute St. (RP03S06E368070) (RP03S06E368080)

PZ-23-68

Senior Planner, Chris Curtis gave the Staff Report. The applicant has met the notification requirements. This is intended to be a 55 and over Planned Unit Development. A letter was received in response to the proposed annexation. Louise Vallard would like to know where the water will come from. She would also like to know what utilizing the current well on site will do to her well. She has concerns about the traffic impact and is concerned if her property will be encroached upon, specifically if her shrubs will have to be removed.

Public Hearing opened.

Public Hearing closed.

Commission Member William Roeder made a motion to approve the annex request by Sharolynn Hammond and Shawn Allen, to annex and zone to R-4, two parcels of land totaling 3.53 acres located on South 10th East Street, between SW Quaker Dr. and SW Paiute Street, PZ-23-68. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*** Action Item – Planned Unit Development (PUD) – Sharolynn Hammond and Shawn Allen - A request to rezone 3.53 acres located on South 10th East Street, between SW Quaker Dr. and SW Paiute St., to Axtell Subdivision LLC R-4 PUD (Planned Unit Development)
PZ-23-67**

Senior Planner, Chris Curtis gave the Staff Report. The intended use is for forty-seven dwelling units, in a 55 and over planned community.

Shawn Allen came forward to speak on behalf of the application. The applicants would like to do twenty-nine single family dwellings and nine duplex dwellings. There will be a club house, with pickle ball courts, a play area, horseshoe pits, and barbeque area. Xeriscape is planned for the landscaping to be as drought resistant as possible. The existing wells may be utilized for the green space areas. There will be four HOA lots, including the club house. The mailbox will be at the club house and there is extra parking in the water retention area. There will be sidewalks throughout.

The applicant is unsure if it will be gated or not. There are two access points from South 10th East Street.

Public Hearing opened.

Misty Pierce came forward to speak. South 10th East Street is a high farm traffic area. This project adds more density to the area. In an older community, I am not saying all will know how to drive, but sometimes we are not always vigilant and look both ways. She doesn't want to see someone in an older residential community get hit or blindsided by a tractor because they were not paying attention or didn't know there would be farm equipment coming down the road.

Public Hearing closed.

Mrs. Vallard's shrubs will not be impacted. There will be a vinyl fence surrounding the property. A traffic impact study is not required. There are two wells on the property. Those wells service the five existing rentals and are used to irrigate as well. They are tested regularly. The wells were dug in the eighties and are approximately 596 feet deep. It was suggested by a commissioner that an agricultural crossing sign be put up. They would like to have activities at the club house three nights a week.

Commission Member Travis Eikeness made a motion to approve the Planned Unit Development to allow the modification of the underlying R-4 zoning to two parcels, totaling 3.53 acres located on South 10th East Street, between SW Quaker Drive and SW Paiute, to Axtell Subdivision R-4 PUD. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*** 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**

This application was pulled from the agenda. The applicant did not meet the sign posting requirements. This application will be heard on November 21, 2023.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

* Roberts Rules were suspended. The commission discussed the land use chart, plan to address definitions and consolidate like uses.

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:24 p.m.


Chair Vice Char