

AGENDA  
 SPECIAL CITY COUNCIL MEETING  
 HELD ON JUNE 16<sup>th</sup>, 2022  
 AT 6:00 P.M.  
 AT THE MOUNTAIN HOME CITY HALL  
 160 SOUTH 3<sup>RD</sup> EAST STREET

CALL MEETING TO ORDER/ESTABLISH A QUORUM

CONFLICT OF INTEREST DECLARATION Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

Action Item: Public Hearing Deliberation/Decision on a request by Titanium Partnerships in care of Mason & Associates from a C-3 Planned Unit Development (PUD), Golf View Apartments PUD. The PUD will allow for 186 apartment units, 15 two bed and two bath units and 171 one bedroom one bath units, and a club house. The parcels are located on East 8<sup>th</sup> North Street, just east of 2255 East 8<sup>th</sup> North (Elmore County Sheriff Office), and West of 2775 East 8<sup>th</sup> North (Mountain Home Police Department). (RPA3S07E304212) (RPA3S07E302685)  
 Application: PZ-22-10

Action Item: Public Hearing Deliberation/Decision on a request by Jessica Schick to consider changes to an ordinance of the City of Mountain Home, Idaho, amending Title 9, Chapter 9, by adding Section 29, 9-9-29: Mobile Food Concession Yard. This request would also require amendments to Title 9, Chapter 3, Section 2: Definitions to include Mobile Food Concession and Mobile Food Concession Yard and to Title 9, Chapter 7, Section 4, 9-7-4: Land Use Chart allowing Mobile Food Concession Yards in LO/R, C-1, C-2, C-3, C-4 I-1 and I-2 Zoning Districts with a Conditional Use Permit.  
 Application: PZ-22-35.

Action Item: Public Hearing Deliberation/Decision on a request by Mark Taylor in care of Matt Sanchi, for a rezone from C-4 Heavy Commercial zone to an R-4 planned Unit Development (PUD), West 8<sup>th</sup> Townhomes PUD. The request would allow for a master planned development consisting of forty-two new single-family townhomes in five - and six-unit groups. The buildings will be three levels with a ground floor garage and two floors of living with a height of 35 feet. The homes will have a rear yard space and balcony. There will be multiple outdoor common spaces for gathering and recreation, which include child pick-up/drop-off area, and walking path. The parcel for the Planned Unit Development is located between West 7<sup>th</sup> South Street and West 9<sup>th</sup> South Street and between South 5<sup>th</sup> West Street and South 3<sup>rd</sup> West B Street. (RPA3S063200)  
 Application: PZ-22-41

Action Item: Deliberation/Decision on a request by Ken Stone to Rezone the parcels of land addressed as 950 Sunset Strip from C-3 General Commercial Zone to I-2 Heavy Industrial. (RPA3S06E260150, RPA3S06E260230)  
 Application: PZ-22-42

Action Item: Confirm Cristina Drake to the Planning & Zoning Commission.

Action Item: Confirm Scott Harjo to the Planning & Zoning Commission.

RECOGNIZING PERSONS IN THE AUDIENCE

FINAL COMMENTS

ADJOURN

MINUTES OF THE SPECIAL MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JUNE 16<sup>th</sup>, 2022  
AT 6:00 P.M.  
AT THE MOUNTAIN HOME CITY HALL  
160 SOUTH 3<sup>RD</sup> EAST STREET

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho on June 16<sup>th</sup>, 2022. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes, Councilwoman Garvey being present. Mayor Sykes was not present at 6:00 P.M.

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

Councilman Brennan said he received verbal comments from a citizen about the Golf View Apartments about parking restrictions in place there. He said it will not impact his decisions tonight.

Action Item: Public Hearing - Deliberation/Decision on a request by Titanium Partnerships in care of Mason & Associates for a C-3 Planned Unit Development (PUD), Golf View Apartments PUD. The PUD will allow for 186 apartment units, 15 two bed and two bath units and 171 one bedroom one bath units, and a club house. The parcels are located on East 8<sup>th</sup> North Street, just east of 2255 East 8<sup>th</sup> North (Elmore County Sheriff Office), and West of 2775 East 8<sup>th</sup> North (Mountain Home Police Department). (RPA3S07E304212, RPA3S07E302685) Application: PZ-22-10

The Public Hearing opened at 6:02 p.m. Rich Urquidi, Director of Public Works explained they are asking for a deviation on the parking for this project. The city code requires the applicant to provide a minimum of two off street parking spaces, since some of the units are only one bedroom. They would also like to be allowed to have a three story structure. There was a traffic study completed for the project which determined all of the intersections studied will not be negatively impacted by the proposed development.

Steven Wood, the applicant was present and spoke about his development.

The Council asked questions regarding the project.

Councilman Brennan said Mountain Home Municipal Irrigation needs to be removed from the documents because there is no such entity. He asked if Steven was the developer.

Steven said he was, and his LLC owned the ground.

Councilman McCain questioned the traffic study impacting the intersection at American Legion and East 8<sup>th</sup> North.

Liberty Trauch came forward and spoke to the council about the accuracy of the traffic study and lack of water and the lack of resources in the city.

Carl Vaughn came forward and spoke against the project saying the area there is not designed for residential.

Misty Pierce came forward and spoke against the project.

Steven Williams came forward to ask that the language be reviewed, and the appropriate terminology be used in regards to water rights for the project.

Brendan McCarthy spoke to the Council about the parking for the project

and the traffic flows.

The public hearing closed at 6:43 p.m.

Steven Wood responded to the concerns the citizens spoke of.

The council also spoke to the concerns of the citizens who came forward during the public hearing and gave comments to the developer regarding the plan.

Councilwoman Garvey made a motion to approve the rezone to C-3 of the 5.7 acres on East 8<sup>th</sup> North. Councilman McCain seconded the motion.

Councilwoman Garvey restated her motion to approve the rezone to C-3 PUD with the changes in this plat to at least 1.5 minimum parking spots per unit and also to take out parking on East 8<sup>th</sup> North and remove the language on the water rights on the preliminary plat to City of Mountain Home water. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	NAY
Councilwoman Garvey	AYE
Councilman Brennan	NAY
Councilman McCain	AYE

The vote being a tie the motion fails.

Paul Fitzer, City Attorney said since there is no tie breaking vote this motion is denied.

Councilman Brennan made a motion to deny the rezone to C-3.

Paul said there was no need to make a motion to deny since the tie effectively did that.

Councilman Brennan said there is no guarantee there will be water for all of these developments, and currently they have approved more EDU's for development than the City has the water for.

Councilwoman Garvey said even though the council has approved the building plans if there is no water at the time the builder comes for a permit then the permit is not given out.

Councilman Stokes said he thought if they could meet in the middle on parking spaces at 1.75 then maybe that could work.

Councilman McCain said that won't solve Councilman Brennan's water issues.

Councilman Brennan made a motion to approve the request to rezone to C-3 PUD stipulating approval based on water availability, the parking spaces for the two bedroom units fall at 2.0 per unit and 2.0 for single bedroom units and approval will be subject to site plan amendments as required by building, public works, fire, and zoning officials to comply with applicable city codes and standards and all future development will comply with the uses and bulk coverage controls provided in attachment 7 proposed plan unit agreement. Also, no parking on East 8<sup>th</sup> North would be approved or allowed. The language on the plat talking about irrigation water rights paragraph three on the plat needs to be worded appropriately and approved by legal. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
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Councilwoman Garvey	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was carried and so ordered.

Action Item: Public Hearing Deliberation/Decision on a request by Jessica Schick to consider changes to an ordinance of the City of Mountain Home, Idaho, amending Title 9, Chapter 9, by adding Section 29, 9-9-29: Mobile Food Concession yard. This request would also require amendments to title 9, chapter 3, Section 2: Definitions to include mobile Food Concession and Mobile Food Concession Yard and to Title 9, Chapter 7, Section 4, 9-7-4: Land Use Chart allowing Mobile Food Concession Yards in LO/R, C-1, C-2, C-3, C-4, I-1 and I-2 Zoning Districts with a Conditional Use Permit. Application: PZ-22-35

Jessica Schick was present and explained her idea for the Mobile Food Concession Yard.

Councilman McCain said he would like to see the LO/R taken off the request.

Councilman Brennan said when a conditional use permit comes forward the City requires paved parking lots and ADA accessibility and water retention plans.

The public hearing opened at 7:30 p.m.

No one came forward to speak about this item.

The public hearing closed at 7:31 p.m.

Councilman Brennan made a motion to approve the zoning title amendment Title 9, Land Use and Development Chapter of Mountain Home City Code regarding a mobile food concession yard with the condition of removing the LO/R zone. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was carried and so ordered.

Action Item: Public Hearing Deliberation/Decision on a request by Mark Taylor in care of Matt Sanchi, for a rezone from a C-4 Heavy Commercial zone to an R-4 planned Unit Development (PUD), West 8<sup>th</sup> Townhomes PUD. The Request would allow for a master planned development consisting of forty-two new single-family townhomes in five- and six-unit groups. The buildings will be three levels with a ground floor garage and two floors of living with a height of 35 feet. The homes will have a rear yard space and balcony. There will be multiple outdoor common spaces for gathering and recreation, which include child pick-up/drop-off area, and walking path. The parcel for the Planned Unit development is located between West 7<sup>th</sup> South Street and West 9<sup>th</sup> South Street and between South 5<sup>th</sup> West Street and South 3<sup>rd</sup> West B Street. (RPA3S06E363200) Application: PZ-22-41

Mark Taylor was present and gave an overview of the proposed project.

Councilman Brennan said overall he liked the design. He asked about trash collection.

Mark said each unit would have their own trash totes.

Councilman Brennan said it might be an issue for the garbage truck backing up. He said he would like to see sidewalk on both sides of West 8<sup>th</sup> South Street.

The Council discussed sidewalks for the development.

The public hearing opened at 7:48 p.m.

Misty Pierce came forward to speak against the development, citing that it doesn't fit with Mountain Home and also with traffic congestion.

The public hearing closed at 7:49 p.m.

Councilman Brennan made a motion to approve the rezone of 3.56 acres located between West 7<sup>th</sup> South Street and West 9<sup>th</sup> South Street in between South 5<sup>th</sup> West Street and South 3<sup>rd</sup> West B Street to R-4 PUD West 8<sup>th</sup> South Townhomes subject to site plan amendments as required by Building, Public Works, Fire, and zoning officials to comply with applicable City Codes and Standards and all future development will comply with the uses and bulk coverage controls provided in attachment 8 proposed Planned Unit Agreement. He said the motion is contingent on the city having the water to provide the development. Councilwoman Garvey seconded the motion.

Councilman Stokes said he was happy to see the xeriscaping and two car garages per unit.

The following vote was recorded:

Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was carried and so ordered.

Action Item: Public Hearing Deliberation/Decision on a request by Ken Stone to Rezone the parcels of land addressed as 950 Sunset Strip from C-3 General Commercial Zone to I-2 Heavy Industrial. (RPA306E260150, RPA3S06E260230)

Rich Urquidi, Director of Public Works gave an overview of the project to the Council and the proposed rezone from C-3 General Commercial Zone to I-2 Heavy Industrial.

Ken Stone, the applicant was present and said he wants to have his carpentry shop in part of the building and you cannot have a table saw in a commercial use, and that is the reason he is seeking a rezone. He said he will be doing the laundry from the Best Western and the Hampton Inn.

The public hearing opened at 8:00 p.m.

Misty Pierce came forward and questioned the water usage.

The public hearing closed at 8:01 p.m.

Ken explained the water usage and the change in the process from where the laundry is currently taken care of.

Councilman Brennan made a motion to approve the request by Ken Stone to rezone the parcels of land addressed as 950 Sunset Strip from C-3 general commercial to I-2 Heavy Industrial Zone. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was carried and so ordered.

Action Item: Confirm Cristina Drake to the Planning & Zoning Commission.

Cristina Drake was present and explained how she would like to create a more sustainable and better Mountain Home for everyone as part of the Planning & Zoning commission.

Councilman Brennan asked if there would be any issues with conflict of interest with a realtor being on the commission.

Cristina said she thinks it is important to be transparent and provide an accurate depiction of what is being brought forward. She said she will be able to separate what she does for a living from her service to the city.

Councilwoman Garvey thanked Cristina for being able to serve.

Councilman McCain made a motion to appoint Cristina Drake to the Planning and Zoning Commission. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was carried and so ordered.

Action Item: Confirm Scott Harjo to the Planning & Zoning Commission.

Scott Harjo came before the council and explained his desire to be on the Planning and Zoning Commission.

The Council thanked Scott for being willing to serve in this community role.

Scott said he has no current conflicts of interest but will take them judiciously if they should ever arise.

Councilwoman Garvey made a motion to confirm Scott Harjo to the Planning & Zoning Commission. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was carried and so ordered.

FINAL COMMENTS

Rich Urquidi, Director of Public Works thanked the Council for doing this special meeting tonight.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:12 P.M. by orders from the Council President Stokes.

  
Brad Stokes, Council President

ATTEST:   
Tiffany Belt, City Clerk

