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

**Thursday, April 6, 2023, at 6:00 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the April 6, 2023, Special Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Cristina Drake, Kristopher Wallaert, William Roeder, and Scott Harjo.

Staff members attending were Community Development Director, Brock Cherry, Public Works Director, Richard Urquidi, and the meeting was recorded by Betsy Hiddleston.

Legal Counsel, Geoff Schroeder, and Commission Member Eikeness were not in attendance.

**MINUTES**

\*None

**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)

\* 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 – Annexation (ANX) – Gisela Light. A request to Annex and Zone to C-4 two parcels located at 1125 and 1135 Airbase Rd.

(RP03S06E352535) (RP03S06E352530)

PZ-23-17

Brock Cherry gave the staff report. The parcel adjacent to Airbase Road has a commercial building and the southern parcel has a residential home. The property owner wishes to annex it for city services and leave the property as is. ITD has submitted correspondence, any changes of use or expansion and development they will need to be notified. There are no issues regarding the parcels in their current form. Future Land Use Map designates them as Commercial. The applicant was not in attendance. A pre-application meeting was held with Gisela Light. The main push for annexation is the United Metals project as they have an easement agreement with Mrs. Light for utilities which would give Mrs. Light some form of compensation by providing the city services.

The back parcel is not hooking to services currently.

Public Hearing Open.

John Ligon came forward to speak. John is a member of the West Side Sewer district and came as a citizen. There is a contract between the WWSD and City of Mountain Home. Mr. Ligon claims where Mrs. Light needs the service used to be a WWSD line that was given to the city. Mr. Ligon wanted to

know if Mrs. Light could hook up to it and stay in the County, because she wants to stay in the County. Claims Mrs. Light was told she could get hooked up if she was annexed in by suggestion of the City Council. It would show good faith of the city to give her the hookup and stay County, just as WSSD allowed Colthorp Commons sixty-four EDUs on their infrastructure. Claims more waste comes through WSSD lines than they put in themselves.  
Public Hearing Closed.

There are some hookups outside city limits along Daniels Road. This issue was brought before the Council and the Council denied it. The option was to annex. Mrs. Light initiated the annexation. United Metal was bringing the sewer line from the south side of American Legion and bringing it through two properties and bringing it to the west side of their property which the city will take over. The septic system at that location happened to be in the easement area. This is not a forced annexation and was initiated by the applicant. There is an affidavit from the applicant. The properties outside city limits on Daniels Road that are receiving city sewer are not contiguous to the city limits and are not eligible for annexation, whereas Mrs. Lights property is contiguous.

Commission Member Cristina Drake made a motion to approve the request to Annex and Zone to C-4 two parcels located at 1125 and 1135 Airbase Rd, contingent on there being express consent via a notarized affidavit of legal interest from the applicant. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

**NEW BUSINESS**

\*None

**OLD BUSINESS**

\*None

**DEPARTMENT HEAD ITEMS**

\* None

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*None

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 6:17 p.m.

  
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Chair