



**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>(was not recorded)

Tuesday, November 5th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallert noted a quorum present and called the November 5, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallert, Cristina Drake, William Roeder and Phillip Mills.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Public Works Director Chris Curtis. And Legal Counsel Geoff Schroder.

MINUTES

*October 15, 2024

*October 24, 2024

Commission Member William Roeder made a motion to approve the October 15th and October 24, 2024, minutes. Commission Member Rob McCormick seconded the motion. All in favor; aye. 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 – Preliminary Plat – Kaysa Cruse – 10th Street Neighborhood**

Continued from 10-24-2024

A request by Kaysa Cruse for the approval of a preliminary plat for the 10th Street Neighborhood. The development will consist of eighty-two (82) residential single-family homes, seven (7) townhomes, seven (7) live-work townhomes, and eighteen (18) apartments. In total the requested preliminary plat consists of one hundred-fourteen (114) residential dwellings, included in the plat is a community storage facility, Commercial/office building, Community Building, daycare, playground, sports court, and activity field. (RPA0060010009C) (PZ-24-47)

Kaysa Cruse spoke on behalf of the 10th Street Neighborhood.

Public Hearing Opened

Don Gust spoke regarding his concerns with this project. Concerned with the farm ground and that there is not much around, and we should keep the farm ground. The sewer lagoons stink and people are not going to like that. Don feels we are land graphing around here he has seen it in the past and not happy about it. What do we plan on doing out at the sewer lagoons and we need to respect the people who live out by the project.

Rod Dudley spoke regarding his concerns the biggest concerns are the sewer ponds and project that have been approved with the Planning and Zoning Commission but turned down by city council for not having the water or sewer available. These issues should have been addressed years ago.

Public Hearing Closed

Chairman Kristopher Wallaert had applicant Kaysa Cruse come back up and addressed his concerns about the water and sewer.

Public Works Director Chris Curtis spoke about the water and sewer lagoons. The current remaining available EDUs right now at the sewer lagoons are 1,374. Current available EDUs for water is 1,492. The numbers the sewer lagoons are based on are solely on intake at the water treatment system they do not account for super wet or super dry years there is no way to account for that. March 1st, 2024, we were at 466 million gallons of wastewater in our treatment facility that is the max that it can hold. That doesn't mean that it will overflow if we go a gallon over because the lagoons are built to hold a little extra capacity. Going into the dry season we can land apply March through October. Everything from now till March will be stored at our lagoons. We are about 28 million gallons less than we were at last year because we were smarter how we do our land applications this year. For water we are currently in the process of building well 17 it is anticipated that it will bring in another 1200 EDUs online. Currently we have 2906 approved EDUs that have not been developed so that is where the concern comes in. If everything that was entitled was developed, we would be at 3576 EDUs over what we have capacity for. 670 EDUs have expired if they choose to come back online, they are included in the 2900 number. Included in our findings of fact is a condition that they will receive water if it is available, projects for the last two years have that condition. There are a couple of options to choose from as a city to address the capacity issue, option 1, we can add another lagoon cell. We are looking at building cell 10 which would be just shy of \$11,000,000. Cell 10 would give us breathing room for a few years. We have been looking at package plants which are in the 10 to 50-million-dollar range depending on how big you want to go and how much water you want to treat. Idealistically we need a wastewater treatment facility which is over 100 million dollars. Those are the 3 options that are being looked at. As of right now if she was able to hook up today, we would be fine.

There was a discussion regarding the EDUs fluctuating.

There was a discussion regarding building permits being issued and when we stop issuing permits.

There was a discussion regarding timelines to address the wastewater issue.

Commission Member Cristina Drake made a motion to approve PZ-24-47 10th Street Neighborhood Preliminary Plat consisting of 14.37 acres located on subjects' property on S 10th E East of SW Silverstone Ave and West of S 10th E Street. Commission Member Phillip Mills seconded the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; nay, Commission Member Mills; aye, Commission Member Drake; aye, Commission Member Wallaert; nay. The motions passed by majority vote.

There was a discussion regarding the Planning and Zoning commission and their decisions and what their role is for approval or denying a project.

There was a discussion regarding water rights that the City of Mountain Home has.

NEW BUSINESS

*None

OLD BUSINESS

*** Action Item – Approve Findings of Fact**

Conditional Use Permit – Elmore Medical Center – Sign

A request by Robert Reeder of Lytle Signs on behalf of Elmore Medical Center, for the approval of a condition use permit for an illuminated canopy sign in a residential zone for the emergency entrance. The sign will be located at 895 North 6th East Street, Mountain Home, ID. (RPA3S06E253450, RPA3S06E253430) (PZ-24-48)

Commission Member William Roeder made a motion to approve findings of fact for PZ-24-48. Commission Member Rob McCormick seconded the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Mills; aye, Commission Member Drake; aye, Commission Member Wallert; aye. The motions passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:13p.m.

Chair 