



## CITY COUNCIL REGULAR MEETING

City Council Chambers, 160 South 3<sup>rd</sup> East  
Mountain Home, Idaho  
Monday, May 9, 2022, at 6:00 PM

Live Stream Viewing: <https://www.youtube.com/c/MountainHomeIdaho>

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### ROLL CALL ATTENDANCE

\_\_\_\_ Councilwoman Garvey      \_\_\_\_ Councilman Brennan      \_\_\_\_ Councilman McCain  
\_\_\_\_ Councilman Stokes              \_\_\_\_ Mayor Sykes

### DEPARTMENT HEAD COMMENTS/REPORTS

### PRESENTATION

### 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.

### PUBLIC HEARING

### CONSENT AGENDA

(All matters listed within this Consent Agenda section require formal Council action; however, they are typically routine or not of great controversy and will be enacted by one motion. Questions for clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion, a Council Member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda.) **ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.**

- a) Approval acceptance of minutes: Planning & Zoning Commission – April 18, 2022  
Regular City Council- April 25, 2022
- b) Bills from 4/26/2022 to 5/09/2022 in the amount of \$318,670.25
- c) Payroll for the period ending 3/22/2022 to 4/21/2022 in the amount of \$630,034.77
- d) Approve the appointment of William James to the Airport Committee with a 4-year term to expire in February 2026.
- e) Approve grant application requested for grant 2021/22-0016 from Idaho Commission for Libraries for Mountain Home Public Library and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
- f) Approve Finding of Facts Decision annexation for United Metals located 1145 Airbase Rd.
- g) Approve Finding of Facts Decision zoning C-4 for United Metals located 1145 Airbase Rd.
- h) Approve Finding of Facts Decision zoning R-4 PUD of LaBelle Property Subdivision.
- i) Approve Finding of Facts Decision preliminary plat of LaBelle Property Subdivision.

- j) Approve Finding of Facts Decision annexation of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street.
- k) Approve Finding of Facts Decision zone C-4 Heavy Commercial of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street.
- l) Approve Finding of Facts Decision annexation of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue, and West of Garrett Street.
- m) Approve Finding of Facts Decision zone R-4 Residential of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue, West of Garrett Street, and North of Airbase Rd.
- n) Approve Finding of Facts Decision re-zone a portion of land from C-4 heavy commercial to R-4 residential of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue, and West of Garrett Street
- o) Approve Finding of Facts Decision for a conditional use permit for a drive-up window of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street.

### **OLD BUSINESS**

- a) **Action Item:** *(Legislative continued from April 25, 2022)* Deliberation/Decision on Planning and Zoning commission recommendation to deny amending the 2020 City Comprehensive Plan to include Impact Fees and Zoning Title Amendment.
- b) **Non-Action Item:** Deliberation on suggested definitions for Multi-Family developments.

### **NEW BUSINESS**

- 1) Items removed from Consent Agenda
- 2) **Action Item:** Deliberation/Decision to add clarification to the digital message board policy.
- 3) **Action Item:** Deliberation/Decision to approve Elmore Sportsman Association's request to lease two buildings located at Optimist Park.
- 4) **Action Item:** Deliberation/Decision to pass resolution #13-2022R approving Elmore Sportsman Association to lease two buildings owned by the City located in Optimist Park and authorize the Mayor and City Clerk to sign.
- 5) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation for annexation for Copium Investments located at 370 West 12<sup>th</sup> South Street and finding of facts.
- 6) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation for Zoning R-4 for Copium Investments located at 370 West 12<sup>th</sup> South Street and finding of facts.
- 7) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation for a conditional use permit for Copium Investments located at 370 West 12<sup>th</sup> South Street and finding of facts.
- 8) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation to amend existing PUD for 10<sup>th</sup> Street Neighborhood and finding of facts.
- 9) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation to amend Mountain Home City Code 9-9-16(B) Home Occupation Criteria requested by Randy Scales and finding of facts.
- 10) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation to zone R-4 PUD entitled Falcons Landing and finding of facts.

- 11) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation preliminary plat of Falcons Landing and finding of facts.
- 12) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation for a conditional use permit for United Metals located at 1145 Airbase Road and finding of facts.
- 13) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation re-zone from I-2 & C-4 to an R-4 PUD - The Village requested by Robert Nash and finding of facts.
- 14) **Action Item:** Deliberation/Decision on request by TKM Architecture to apply for a Planned Unit Development for property less than 3 acres. (RPA3S06E257555)
- 15) **Action Item:** Deliberation/Decision on request by TKM Architecture to apply for a Planned Unit Development for property less than 3 acres. (RPA3S06E260395)

## **ORDINANCE**

- 1) **Action Item:** Ordinance #1742- Creation of Local Improvement District #1 (LID#1)
- 2) **Action Item:** Ordinance #1743 - Annexation of United Metals
- 3) **Action Item:** Ordinance #1744 - Zoning C-4 United Metals
- 4) **Action Item:** Ordinance #1745 - Zoning R-4 PUD of Labelle Estates PUD
- 5) **Action Item:** Ordinance #1746 - Annexation of Thomason/Krail Property located at the corner of Airbase Rd. and Garrett Street.
- 6) **Action Item:** Ordinance #1747 - Zoning C-4 Heavy Commercial of Thomason/Krail Property located at the corner of Airbase Rd. and Garrett Street.
- 7) **Action Item:** Ordinance #1748 - Annexation of Thomason/Krail Property located at the East of Jerome Street, South of Colthorp Ave., and West of Garrett Street.
- 8) **Action Item:** Ordinance #1749 - Zoning R-4 Residential of Thomason/Krail Property located at the East of Jerome Street, South of Colthorp Avenue, West of Garrett Street, and North of Airbase Road.
- 9) **Action Item:** Ordinance #1750 - Re-Zone a portion of land from C-4 heavy commercial to R-4 residential of Thomason/Krail Property located at the East of Jerome Street, South of Colthorp Ave., and West of Garrett Street.

## **RECOGNIZING PERSONS IN THE AUDIENCE**

(Please limit comments to a maximum of 3 minutes)

## **FINAL COMMENTS**

## **EXECUTIVE SESSIONS- Action Items Below**

- 1) Pursuant to Idaho Code Section 74-206(1)(a) -to consider the hiring of a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

2) Pursuant to Idaho Code Section 74-206(1)(b) – to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent.

3) Pursuant to Idaho Code Section 74-206(1)(f) –to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**ADJOURN**