



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

February 18, 2020
6:00 PM

ESTABLISH A QUORUM

Chairperson Topher Wallaert noted there was a quorum present and called the February 18, 2020, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Travis Eikeness, Topher Wallaert, Deedee Devol, Nancy Brletic, Mark Sauerwald, James Eskridge and Joe Harper.

Staff members attending were Building Official Hank Patrick, Administrative Assistant Brenda Ellis, Public Works Director Rich Urquidi and Attorney Geoff Schroeder.

MINUTES-

January 6, 2020

Commission Member Nancy Brletic made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on January 6, 2020. Commission Member James Eskridge seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Devol: aye, Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Eskridge; aye, and Commission Member Harper; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

*Action Item-Annex and Zone C-4-Jeffrey Kieffer-667 Old Highway 30 and request to sign.

Public Hearing Opened

Jeffrey Kieffer came forward to speak on his behalf. Mr. Kieffer stated, "The property has all been on a domestic well. I want to get off the well so the property is separate and distinct from the rest of it."

Commission Member James Eskridge asked, "The request is only for water service. You don't want sewer services?" Mr. Kieffer stated, "I have a septic system that has been serviced three years ago. I only use 30-50 gallons of water a day. It is only sinks and toilets for water consumption. Logistically to tie into the City Sewer System it would be a great expense to connect to. The closest main line is located on West 12th South, and the big issue would be going under the irrigation canal." Commission member Sauerwald stated, "As I look at the map, you are almost 500' from it. The ordinance speaks to folks with current septic systems are encouraged to discontinue use and connect to the system unless they are over 200' so you are good there. My question would be if this area becomes more developed and the line comes within 200' would he be required to connect then? If the septic system goes down, would they be required to connect if it was within 200'?" Public Works Director, Rich Urquidi stated, "Yes, they would

need to connect if it fails and is within 200'." Commission Member Sauerwald continued, "The same with curb, gutter, and sidewalk? If it becomes more developed in the future would those items be required? Inside the City Limits, City Code 9-12-15 C requires handicapped parking at least one space for every twenty five spaces, and there is no handicapped parking there. Will that be a requirement?" Rich Urquidi stated, "Probably, It is pretty much all ADA right now. If he just put up a sign, that should be fine." Administrative Assistant Brenda Ellis stated, "As far a curb, gutter and sidewalk goes, that is something the City Council can address in an annexation agreement, so when development encroaches upon him with curb, gutter and sidewalk then he would be required to install his portion." Attorney Geoff Schroeder stated, "You would make a motion the recommendation contain that the City enter into an annexation agreement with the property owner for the following things; Comply with ADA parking, connect to the sewer, curb, gutter and sidewalk, etc."

Hank Patrick read the Staff Report

Testimony of hose in favor-None
Written testimony of those in favor-None
Testimony by those opposed-None
Written testimony by those opposed-None

Public Hearing Closed

Chairman Topher Wallaert read through the checklist.

Commission Member James Eskridge made a motion that the Planning and Zoning Commission recommends to the City Council that they approve the application by Jeffery Kieffer to annex and zone to C-4 a parcel of land consisting of approximately .522 acres addressed as 667 Old Highway 30, Mountain Home, ID. The Planning and Zoning Commission also recommends that an annexation agreement be drawn up between Mr. Kieffer and the City for future development. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Sauerwald; aye, Commission Member Eskridge; aye, and Commission Member Harper; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Reports-November 2019, December 2019, and January 2020-None
*Monthly Code Enforcement Reports-November 2019, December 2019 and January 2020-None

ITEMS REQUESTED BY COMMISSION/STAFF

*Request for training for new Commission Members. Training scheduled for April 6, 2020 meeting.

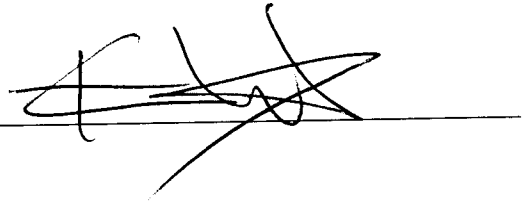
RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Chairman Topher Wallaert adjourned the meeting at 6:20 p.m.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.