

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON JANUARY 10th, 2022, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21346 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21346 RECOGNIZING PERSONS IN THE AUDIENCE
- 21346 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
- 21346 STAFF UPDATES/TOPICS
 A) AIC Officials Day
 B) Council workshop topics: Public Art Policy, additional items
- 21346 CONSENT AGENDA - All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of 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
 Airport Advisory Committee - November 16, 2021
 Planning & Zoning Commission December 6, 2021
 City Council - December 13, 2021
 Planning & Zoning Commission December 20, 2021
- B. Bills - 12/14/21 to 1/10/22 in the Amount of \$494,946.27
- C. Pay Roll 11/22/21 TO 12/21/2021 in the Amount of \$641,859.40
- D. Treasurer's report for the period ending 11/30/21
- E. Approve Finding of Facts Decision annexation of Lot 2, Block 1 Falconcrest
- F. Approve Finding of Facts Decision zoning C-4 of Lot 2, Block 1 Falconcrest Subdivision
- G. Approve Finding of Facts Decision annexation of Runway Estates Subdivision
- H. Approve Finding of Facts Decision zoning R-4 PUD Runway Estates Subdivision
- I. Approve Finding of Facts Decision Preliminary Plat of Runway Estates Subdivision
- J. Approve Finding of Facts Decision zoning R-4 with Planned Unit Development entitled "Paiute Place" PUD
- 21347 OLD BUSINESS
 1) Items removed from consent agenda.
- 21347 ORDINANCES
 1) **Action Item:** Ordinance #1729 - Annexation of Lot 2 Block 1 Falconcrest.
 2) **Action Item:** Ordinance #1730 Zoning C-4 Lot 2 Block 1 falconcrest Subdivision.
 3) **Action Item:** Ordinance #1731 - Annexation of Runway Estates Subdivision.
 4) **Action Item:** Ordinance #1732 - Zoning R-4 PUD of Runway Estates Subdivision.
 5) **Action Item:** Ordinance #1733 - Zoning R-4 PUD Paiute Place

- 21349 PRESENTATIONS
- 21349 COUNCIL COMMENTS
- 21349 COUNCILMAN BUNDY DEPARTING COMMENTS
- 21349 ADJOURN SINE DIE
- 21350 OATH OF OFFICE TO ELECTED OFFICIALS BY CITY CLERK
- REMARKS
Councilwoman Garvey
Councilman Brennan
- 21351 MAYOR CALL MEETING TO ORDER
- 21351 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21351 CONSENT AGENDA - All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of 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. Pass resolution #01-22 - Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 1, 2026 and authorizing the Mayor and City Clerk to sign.
 - B. Pass resolution #02-22 - Authorizing the destruction of surplus property (seized by Mountain Home Police Department and authorizing the Mayor and City Clerk to sign.
 - C. Pass resolution #03-22 - Authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
 - D. Approve application for Airport Ag. License for David Henninge with Grandview Flying Service.
 - E. Approve the beer and win license application by Be Bold LLC. For Mountain Home Grocery Outlet.
 - F. Approve a memorandum of understanding between US Department of Veterans Affairs and the Mountain Home Police Department for mutual aid between agencies.
- 21351 NEW BUSINESS
- 1) Items removed from Consent Agenda
 - 2) **Action Item:** Elect 2022 Council President
 - 3) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to approve Annexation, Zoning R-4 and subsequent preliminary plat for Silverstone North by Providence Properties.
 - 4) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to approve Planning and Zoning recommendation of Annexation, Zoning R-4 PUD for 10th Street Neighborhood by Kaysa Cruse/Steve Taylor. **(Item Removed from Agenda)**
 - 5) Discussion on Equivalent Dwelling Unit (EDU)- (5 min).
 - 6) Discussion of amending City Code 2-1-3 concerning Planning and Zoning membership.
- 21353 FINAL COMMENTS
- 21354 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON JANUARY 10th, 2022, AT 6:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3rd East, Mountain Home, Idaho on January 10th, 2021. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes, Councilman Bundy, and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

- Suzette Poole came forward to speak about the corner of Gillespie and Isaac Lane. She also wanted to address the Planning and Zoning Commission not being abreast of the Comprehensive Plan.

- Misty Pierce spoke to the Council about how she feels they ignore the citizens of Mountain Home.

STAFF UPDATES/TOPICS

A) AIC Officials Day

Tiffany Belt, City Clerk confirmed the attendees for AIC Officials Day.

B) Council workshop topics: Public Art Policy, additional items.

The first Council Workshop will be held February 1st, which is a Tuesday.

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.

- No members of the Council had anything to disclose at this time.

CONSENT AGENDA

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A. APPROVAL OF MINUTES

Airport Advisory Committee - November 16, 2021
Planning & Zoning Commission - December 6, 2021
City Council - December 13, 2021
Planning and Zoning - December 20, 2021

B. BILLS - 12/14/21 to 1/10/21 in the Amount of \$494,946.27

C. PAY ROLL - 11/22/2021 TO 12/21/2021 in the amount of
\$641,859.40

D. Treasurer's report for the period ending 11/30/21

E. Approve Finding of Facts Decision annexation of Lot 2, Block 1
Falconcrest Subdivision.

F. Approve Finding of Facts Decision zoning C-4 of Lot 2, Block 1
Falconcrest Subdivision.

G. Approve Findings of Facts Decision annexation of Runway Estates
Subdivision.

H. Approve Finding of Facts Decision zoning R-4 PUD Runway Estates
Subdivision.

I. Approve Finding of Facts Decision Preliminary Plat of Runway
Estates Subdivision.

J. Approve Findings of Facts Decision zoning R-4 with Planned Unit
Development entitles "Paiute Place" PUD.

Councilman Brennan asked to have the Findings of Fact amended on items E-I to reflect the split vote and the Mayor breaking the tie. He said specifically he would like mentioned the leap frog development and the irregular shape of the annexed property.

City Attorney, Paul Fitzer said yes, that could be noted. The maker of the motion will say I move to approve the consent agenda with changes on items E-I with a change through interlineation as raised by Councilman Brennan that the findings of fact from Falconcrest and Runway Estates be amended to reflect a 3-2 vote and that among others findings in annexation as it pertains to leapfrog and to irregular shape, two of the four council members did not believe that had been fulfilled.

Councilman Stokes said since they are on the topic and everyone on the Council got the letter from Traci Lefever about the reconsideration of the Falconcrest Subdivision what does the Council have to do under Idaho Law.

Paul said technically the request is premature because it is fourteen days after the findings of fact have been approved. So despite the fact that the reconsideration was filed prematurely, it will be recognized as timely filed. He said the other issue with this is a new councilmember will be on the Council for the reconsideration and that member will have to do homework on the decision.

Councilman Brennan made a motion to pass the Consent Agenda with corrections to items E-I as so stated by City Attorney, Paul Fitzer. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

OLD BUSINESS

Items removed from the Consent Agenda.

There were no items removed from the Consent Agenda.

ORDINANCES

Action Item #1729 - Annexation of Lot 2 Block 1 Falconcrest Subdivision.

Councilman McCain made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Bundy seconded the motion.

The following vote was recorded:

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

The vote being a tie the Mayor voted AYE and, the motion was carried and so ordered.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

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

The vote being a tie the Mayor voted AYE and, the motion was so ordered
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and given #1729.

Action Item: Ordinance #1730 - Zoning C-4 Lot 2 Block 1 Falconcrest Subdivision.

Councilman McCain made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Bundy seconded the motion.

The following vote was recorded:

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

The majority of the vote being in favor, the motion was carried and so ordered.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

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

The majority of the vote being in favor, the motion was so ordered and given #1730.

Councilman Stokes explained his vote saying everything around this is commercial and he sees it as a good use.

Action Item: Ordinance #1731 - Annexation of Runway Estates Subdivision.

Councilman McCain made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Bundy seconded the motion.

The following vote was recorded:

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

The vote being a tie the Mayor voted AYE and, the motion was carried and so ordered.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

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

The vote being a tie the Mayor voted AYE and, the motion was so ordered and given #1731.

Action Item: Ordinance #1732 - Zoning R-4 PUD of Runway Estates Subdivision.

Councilman McCain made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Bundy seconded the motion.

The following vote was recorded:

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

The vote being a tie the Mayor voted AYE and, the motion was carried and so ordered.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

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

The vote being a tie the Mayor voted AYE and, the motion was so ordered and given #1732.

Action Item: Ordinance #1733 - Zoning R-4 PUD Paiute Place.

Councilman McCain made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1733.

PRESENTATIONS

COUNCIL COMMENTS

Councilman McCain said how much he has enjoyed working with Councilman Bundy and he has been a great asset to the City.

Councilman Brennan echoed that statement and said what a calming presence Councilman Bundy was on the Council. He wished him well on his future endeavors at the State House.

Councilman Stokes said Councilman Bundy had been a calming presence and wished him well as a Representative.

Mayor Sykes thanked Collette Bundy for sharing her husband with the City during his time as a Councilman. He thanked Councilman Bundy for being a friend and all the work he has done on the Council. Mayor Sykes presented Councilman Bundy with a plaque for his service to the City.

COUNCILMAN BUNDY'S DEPARTING COMMENTS

Councilman Bundy said at the state level they are determined to bring forward a balanced budget. He said the Council has been able to get ahead on some infrastructure projects in a smart fiscally responsible way. He said he will continue to take care of Elmore County's needs at the state level.

ADJOURN SINE DIE

Councilman Bundy made a motion to Adjourn Sine Die. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

Mayor Sykes adjourned the meeting at 6:41 p.m.

OATH OF OFFICE TO ELECTED OFFICIALS BY CITY CLERK

City Clerk, Tiffany Belt administered the Oath of Office to Councilman Brennan, and Councilwoman Garvey.

REMARKSCouncilwoman Garvey

Councilwoman Garvey thanked everyone who trusted her and voted for her and said she was looking forward to the next four years.

Councilman Brennan

Councilman Brennan said he was grateful to serve in this office the last four years and for the opportunity to serve for four more years.

Councilman McCain welcomed Councilwoman Garvey and welcomed back Councilman Brennan.

MAYOR CALL MEETING TO ORDER

Mayor Sykes called the meeting to order at 6:45 P.M. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilman Stokes, Councilman McCain and Mayor Sykes being present.

CONSENT AGENDA

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- A) Pass Resolution #01-22 - Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 1, 2026 and authorizing the Mayor and City Clerk to sign.
- B) Pass Resolution #02-22 - Authorizing the destruction of surplus property (seized by Mountain Home Police Department and authorizing the Mayor and City Clerk to sign.
- C) Pass Resolution #03-22 - Authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
- D) Approve the application for Airport Ag. License for David Hennige with Grandview Flying Service.
- E) Approve the beer and wine license application by Be Bold LLC. For Mountain Home Grocery Outlet.
- F) Approve a memorandum of understanding between US Department of Veterans Affairs and the Mountain Home Police Department for mutual aid between agencies.

Councilman Brennan asked to have some clarification on where the money from Item B goes and will the Council get a breakdown of how much the Police Department received from each item that goes to auction.

Tiffany Belt, City Clerk said they will be able to provide a spreadsheet with the details after the auction.

Councilman Stokes asked if there needs to be an indemnity clause for Item F.

Paul Fitzner, City Attorney said possibly not but if you wanted to add one that would be fine.

Councilman Brennan made a motion to approve the Consent Agenda as printed with an indemnity clause added to Item F. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

NEW BUSINESSItems Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the Consent Agenda to be discussed at this time.

ACTION ITEM: Elect 2022 Council President.

Councilman Brennan nominated Councilman Stokes for Council President for 2022. Councilwoman Garvey seconded the motion.

The following vote was recorded:

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

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

Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation to approve Annexation, Zoning R-4 and subsequent preliminary plat for Silverstone North by Providence Properties.

Patrick Conner with Providence Properties presented to the Council the proposed Silverstone North Subdivision and the traffic study they had done for the area the subdivision will be in.

There was a discussion among the Council on the proposed subdivision and if it would be a good fit for the area. Councilman Brennan said he would like to see mandatory xeriscaping for a portion of each lot in new subdivisions.

Patrick said they had no issue complying with the xeriscaping requirements.

Paul Fitzer, City Attorney said if there is going to be a xeriscape requirement it should be tied to the annexation.

Brock said he thought it would be fine to xeriscape the fourplexes, but he thought as they were moving toward xeriscape on single family homes they could start with making sure at least twenty-five percent of the lot be xeriscape.

Rich Urquidi, Director of Public Works said he agreed with xeriscaping twenty-five percent of this subdivision.

Patrick said he would like to see it be a transition as well from a developers standpoint.

Councilman Stokes said though he is an advocate of xeriscaping he wouldn't want to see it applied to the single-family homes in this subdivision. He said it is applicable for the fourplex units but the single-family homes wouldn't match the other adjoining Silverstone neighborhood.

Councilman Brennan said he would like to see at least fifty percent of the front yard be xeriscape then have grass in the backyard for the family to enjoy.

Patrick went over the traffic study for the subdivision with the Council.

Councilman Brennan asked if the council could agree to fifty percent of the front yard being xeriscape and the fourplex units being low water.

Patrick said you could limit the front yards to no more than fifty percent sod and that would help with limiting the water usage.

Councilman Brennan asked if there was anything that could be done with the corner of Isaac and Paiute.

Rich said not at this time.

Councilman Brennan made a motion to approve the Planning and Zoning Recommendation for annexation Zoning R-4 and subsequent preliminary plat for Silverstone North by Providence Properties and adding Condition #7 of no greater than fifty percent sod in the front yards of single-family homes. Councilman McCain seconded the motion.

City Attorney, Paul Fitzer asked for the motion to be split in two.

Councilman Brennan made a motion to approve the Planning and Zoning Recommendation for annexation of Silverstone North property with an initial zone of R-4. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

Councilman Brennan made a motion to approve Planning and Zoning's Recommendation for a preliminary plat for Silverstone North by Providence Properties and adding Condition #7 of not greater than fifty sod in the front yards of single-family units. Council man Stokes Seconded the motion.

The following vote was recorded:

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

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

Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Planning and Zoning recommendation of Annexation, Zoning R-4 PUD for 10th Street Neighborhood by Kaysa Cruse/Steve Taylor.

This item was pulled from the agenda by Mayor Sykes as it will need to be renoticed.

Brock Cherry, Community Development Director explained that we have not properly noticed this as annexing the entire roadway they will renotify it and bring it back to the Council. Brock said the applicant will need to state they are annexing the entire roadway adjacent with the property.

Discussion on Equivalent Dwelling Unit (EDU)

Mayor Sykes said there will be a workshop session on this February 1st at 4:00 p.m.

Discussion of amending City Code 2-1-3 concerning Planning and Zoning membership.

Brock Cherry, Community Development Director said he would like to allow compensation up to three meetings instead of two. He would also like to see the membership numbers changed from no less than seven no more than eleven to no less than three no more than twelve, which would mirror the state statute.

The Council discussed amending City Code 2-1-3 concerning Planning and Zoning membership.

The consensus was to keep it at a minimum of five and a maximum of eleven for commission members.

FINAL COMMENTS

- Mayor Sykes thanked the 726th Air Squadron for working with the Parks Department to help clean up the plants downtown.

- Councilwoman Garvey said thank you again and she is excited to be on the Council.

- Councilman Brennan said he is ready for the next four years.

- Councilman Stokes said he was excited to work with Councilwoman Garvey and to continue working with Councilman Brennan.

- Paula Szafranski, City Treasurer said the Christmas decorations would be coming down this week.

- Brock Cherry, Community Development Director said Mountain Home has made it to the final round for a development that is looking at Mountain Home and he would keep the Council updated on this project.

- Scott Conner, Chief of Police said they will be testing at the PD later this month for new officers.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:55 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST: 
Tiffany Belt, City Clerk

