

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON NOVEMBER 22ND, 2021, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21320 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21320 PRESENTATION
 1) Recognition for COP volunteers Ken Robertson and Wayne Tanton.
- 21320 PUBLIC HEARING
 1) Annexation & Zoning C-4 for Falconcrest Subdivision
 2) Annexation & Zoning R-4 with a Planned Unit Development (PUD) and Preliminary Plat for Runway Estates Subdivision
- 21320 RECOGNIZING PERSONS IN THE AUDIENCE
- 21320 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
- 21320 COUNCIL COMMENTS
- 21321 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
 Planning & Zoning Commission - November 1, 2021
 City Council - November 8, 2021
 - B. Bills - 11/09/21 to 11/22/21 in the Amount of \$316,837.62
 - C. Treasurer's report - for the Period Ending 10/31/2021
 - D. Emergency Mutual Aid between City of Mountain Home and Twin Falls County Sheriff for interlocal cooperation agreement and Authorize the Mayor to sign
 - E. Approve Task Order 026 Agreement for SCADA Master Plan for the Water and Wastewater Departments with Keller and Associates and Authorize the Mayor to sign
 - F. Approve Airport Committee Appointment of Richard Buxton to fill the remaining term created by the resignation of Tom Hoegg - term expires 02/24
 - G. Accept canvassed election results from the November 2021 City Election
 - H. Pass Resolution #26-21 - Authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign
- 21322 OLD BUSINESS
 1) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Annexation of Lot 2, Block 1 Falconcrest Subdivision.
 2) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Zoning C-4 of Lot 2, Block 1 of Falconcrest

Subdivision.

- 3) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Annexation of Runway Estate Subdivision.
- 4) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Zoning R-4 PUD of Runway Estate Subdivision.
- 5) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Preliminary Plat of Runway Estate Subdivision.

21324

NEW BUSINESS

- 1) Items Removed from Consent Agenda Section.
- 2) **Action Item:** Deliberation/Decision on Extension for Temporary Conditional Use Permit requested by Jessica Schick.
- 3) **Action Item:** Deliberation/Decision on Planning and Zoning recommendation entitled The Mitchell Townhomes PUD.

21325

FINAL COMMENTS

21325

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON NOVEMBER 22ND, 2021, 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 November 22nd, 2021. A quorum was established with, Councilman Stokes, Councilman Brennan, Councilman McCain, Councilman Bundy and Mayor Sykes being present.

PRESENTATION

1) Recognition for COP volunteers Ken Robertson and Wayne Tanton.

Police Chief, Scott Conner presented an Outstanding Service Award to Ken Robertson and Wayne Tanton for their service at the Spooktacular Event this year.

PUBLIC HEARING

1) Annexation & Zoning C-4 for Falconcrest Subdivision

2) Annexation & Zoning R-4 with a Planned Unit Development (PUD) and Preliminary Plat for Runway Estates Subdivision

The Public Hearing opened at 6:10 p.m.

- Tyler Parish came forward and said he felt the annexation needed to be pushed back to Planning and Zoning because of all the changes to the project. He said everyone knows if this development goes through there will be a lot more development to come on Airbase Road.

- Traci Lefever came forward and said this public hearing once again was not properly noticed. She said she has reviewed the City Code and in the Public Hearing procedures it needs to be noticed on the property 15 days before the Hearing, she said this was not followed.

City Attorney, Geoff Schroeder said because the correct notice was advertised to property owners at the last meeting and it was only the visual boxes that were incorrect this could proceed forward, as everyone had the opportunity to attend the last meeting.

- Ian Morcott came forward as an Airport Advisory Committee member and said the Committee feels the development of land needed to be paused until an Airport Overlay could be created for the City Airport.

- Marge Harland spoke against the Annexation and Zoning of Falconcrest Subdivision.

- Laura McManus came forward and spoke against the annexation and zoning of Runway Estates. She said this project has been the most nontransparent project she has ever seen.

- Misty Pierce came forward and spoke of concerns about water, traffic and home prices with both of these annexations.

- Geronimo Martinez came forward with his daughter as a translator to ask questions about the annexation and zoning and the entrance of his property to Airbase Road.

- Javier Ruiz spoke against both the Falconcrest Subdivision and Runway Estates.

- Eddie Wilson came forward in support of the Runway Estates Project.

- Martin Pike came forward to give his concerns about these projects with the proximity of the airport.

- Mike Freer came forward to speak as the property owner of the Falconcrest Subdivision.

- Traci Lefever came up again and spoke about the price range of the townhouses.

The public hearing came to a close for items 1 & 2 at 6:59 p.m.

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.

Mayor Sykes said he had spoken with Ian Morcott about the Airport Committee's position on the annexation and zoning of Falconcrest and Runway Estates.

Councilman Brennan said he received an email from Misty Pierce regarding the annexation and zoning of Falconcrest and Runway Estates Subdivision and water in Mountain Home. He said this conversation would have no effect on his decisions tonight.

Councilman Bundy said various people have reached out and he told them to come to the City Council Meeting to speak. He said he was in the room with the Mayor when Ian came in but didn't stay to listen to the conversation.

RECOGNIZING PERSONS IN THE AUDIENCE

- Jon Hochstrasser came forward and thanked Councilman Bundy for his time on the Council. He congratulated Councilman Brennan on his reelection as well as Becky Garvey on her election to the City Council. He said he doesn't feel like most of the dogs in the City are registered, and he proposed signs at both dog parks urging dog owners to register their dogs.

COUNCIL COMMENTS

- No Council comments were made at this time.

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 Councilmember 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.

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- H. Pass Resolution #26-21 - Authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign

Councilman Brennan said he would like to discuss Item H, he asked Chief Council Minutes - November 22nd, 2021

Conner to tell the Council the reasons he had mentioned when Councilman Brennan had reached out to discuss this item with him.

Police Chief, Scott Conner said there are various things the department has to do to make sure they are in compliance with regulations to operate a drone as a Police Department. Currently the Police Department doesn't have anyone who has interest in the drone and they have access to the County Search and Rescue drone.

Councilman Brennan said he would like to see a Memorandum of Understanding between the City and the County Search and Rescue before the Council agreed to the destruction of this property.

- Councilman Brennan asked to have Item H removed from the Consent Agenda.

Mayor Sykes removed Item H from the Consent agenda and placed them under New Business.

Councilman Brennan made a motion to approve the Consent Agenda as printed without Item H. Councilman Stokes 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.

OLD BUSINESS

Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Annexation of Lot 2, Block 1 Falconcrest Subdivision. ACTION ITEM.

Councilman Bundy said there is the ITD letter and a possible Airport Overlay that need to be considered going forward with the annexation and zoning of the property. He said with all of the new information that has been given he doesn't feel prepared to make a decision tonight.

Councilman Brennan said he felt a deceleration lane will not take away anyone's access but will change the access. He spoke about the possibility of an Airport Overlay and its importance with Airport growth. Councilman Brennan said he will not proceed without an Airport Overlay, and he has heard through the grapevine there is a rough draft of the overlay that has never been presented to the Council. That makes it hard to continue because he will protect his airport before the annexation of property that is not yet in the City. Now that he has a copy of the ordinance that was brought up in the Public Hearing, he wanted time to review it.

Councilman McCain said he agrees with the other Councilmen, and we now have the letter from ITD to review, but he is aware that no property owners will lose access to their property. He said he can be ready to move forward tonight because he is familiar with the ordinances.

Councilman Stokes said he is concerned with protecting the growth of the airport. He said another concern he has is for leapfrog development, he said he doesn't think the mix of uses will work well.

Mayor Sykes said if that is the case, they are going to have to look at the industrial park again.

Brock Cherry, Community Development Director said he wishes the Airport Overlay was finished but currently it is still in development.

City Attorney, Geoff Schroeder advised the Council of what was needed to proceed with the annexation and what it would take to put a moratorium on development in the City. He said there would have to be imminent peril for the City to set a moratorium on building in that area.

Councilman Brennan said he wanted to speak about the City's Master Pathways Plan or a Safe Route for Schools plan, which was brought to his attention by someone who did not want to bring it up themselves. He said since the development is so far out there the students would have to cross two highways to walk to school. Councilman Brennan said he doesn't think the City is there yet for developing this property.

Jesse Christensen with Echo Engineers came forward to speak about working with the developers on the Runway Estates Project.

Councilman Stokes asked if the developers had followed up on Councilman Brennan's motion early on to get permission from all of the landowners in the area for the deceleration lane.

Jesse said he did not know but would find out.

Councilman Stokes asked if the sewer would tie into the area called Sewer Flats.

Public Works Director, Rich Urquidi said it would not tie into the sewer in that area, it would be to the North.

Councilman Brennan asked not that ITD has said a deceleration lane will be required, does that constitute a material change.

Geoff said it would not. There has always been planned access.

Councilman Brennan said he struggles with how many contingencies there are with the property to be developed.

Geoff said if the property is not put in as a subdivision, then you have taxable City Property that can only be used in certain ways.

Oleg Chervak spoke to the Council about his vision for the Runway Estates Project.

Councilman Stokes wondered if there was concern with the shape of the city being irregular.

Mayor Sykes cautioned the Council that if water is used as a reason to deny the development, then that will be used for any possible future development.

Geoff said there is no evidence to support there is a water issue in Mountain Home, so that cannot be used as the reason not to approve this annexation or development. He explained what qualifies as the shoestring and leapfrog development to the Council.

Councilman Brennan made a motion to deny annexation of Lot 2 Block 1 Falconcrest Subdivision. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	NAY
Councilman Bundy	NAY
Mayor Sykes	ABSTAINED

The vote being a tie, the motion failed.

Mayor Sykes said this would be put back on the next council meeting agenda, but there should be time for everyone to get the answers to their questions before the next meeting.

Because there was no decision made on this item, all the items in Old Business were tabled until the December 13, 2021 meeting.

Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Zoning C-4 of Lot 2, Block 1 of Falconcrest Subdivision.

This item was tabled until the December 13th, 2021 meeting.

Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Annexation of Runway Estate Subdivision.

This item was tabled until the December 13th, 2021 meeting.

Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Zoning R-4 PUD of Runway Estate Subdivision.

This item was tabled until the December 13th, 2021 meeting.

Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation to approve the Preliminary Plat of Runway Estate Subdivision.

This item was tabled until the December 13th, 2021 meeting.

NEW BUSINESS

Item Removed from Consent Agenda Section. ACTION ITEM.

Item H: Pass Resolution #26-21 - Authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.

Councilman Brennan said he would like a Memorandum of Understanding with the County before proceeding.

Police Chief, Scott Conner said he would have it at the next Council Meeting.

This item was to be brought back to the Council Meeting on December 13th, 2021.

Action Item: Deliberation/Decision on Extension for Temporary Conditional Use Permit requested by Jessica Schick.

Councilman Stokes asked for clarification that this was just extending a Conditional Use Permit already in place.

Brock Cherry, Community Development Director said that was correct.

Jessica Schick came forward and gave a presentation on her request for a Conditional Use Permit. She said before she went to work on the lot there was nothing but weeds on the premises.

Brock explained there were some issues with making this area permanent. It is in a flood zone.

Councilman Brennan wanted to make sure that Jessica understood that there is a chance this may not be worked out in the next six months and he for one will not be willing to keep extending this every six month.

Jessica said that she did understand but that she would be doing everything she can to make this location work.

Councilman McCain made a motion to approve the extension for a Temporary Conditional Use Permit requested by Jessica Schick. Councilman Stokes 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.

Action Item: Deliberation/Decision on Planning and Zoning recommendation entitled The Mitchell Townhomes PUD.

Councilman Bundy said he felt this is a nice infill project for the location that is suggested.

Councilman McCain said it is a perfect fit.

Terran Mitchell who is seeking to develop the project said there will be 33 units, but the project will have to be built in stages.

Councilman Bundy made a motion to approve the Planning and Zoning recommendation entitled The Mitchell Townhomes PUD. Councilman Stokes 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.

FINAL COMMENTS

- There were no final comments at this time.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:57 P.M. by orders from Mayor Sykes.



 Rich Sykes, Mayor

ATTEST: 

 Tiffany Belt, City Clerk

