



CITY COUNCIL REGULAR MEETING

City Council Chambers, 160 South 3rd East
Mountain Home, Idaho
Monday, July 25, 2022, at 6:00 PM

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

All materials presented at public meetings become the property of the City of Mountain Home. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-587-2104 by at least 9:00 AM on the morning of the public meeting.

ROLL CALL ATTENDANCE

____ Councilwoman Garvey ____ Councilman Brennan ____ Councilman McCain
____ Councilman Stokes ____ Mayor Sykes

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.

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: Special City Council – July 6, 2022
Special City Council – July 7, 2022
Planning & Zoning Commission – July 6, 2022
Regular City Council – July 11, 2022
- b) Bills from 7/12/2022 to 7/21/2022 in the amount of \$632,586.05
- c) Treasurer's report for the period ending June 30, 2022
- d) Approve City Hall's request to proceed with a TPO product roof on City Hall.
- e) Accept Bailey & Company, Chtd. CPAs proposal for accounting services, proceed with letter of engagement and authorize the Mayor and City Clerk to sign required documents.
- f) Approve Finding of Facts Decision zoning C-3 PUD of Golf View Apartments.
- g) Approve Finding of Facts Decision to rezone from C-4 to R-4 PUD- West 8th Townhomes.
- h) Approve Finding of Facts Decision to rezone property located at 950 Sunset Strip from C-3 to I-2.
- i) Approve Finding of Facts Decision to amend Mountain Home City Code Title 9, Chapter 9, by

- adding Section 29, 9-9-29: Mobile Food Concession Yard.
- j) Approve Finding of Facts Decision to amend Mountain Home City Code Title 9, Chapter 3, Section 2: Definitions to include Mobile Food Concession and Mobile Food Concession Yard
 - k) Approve Finding of Facts Decision to amend Mountain Home City Code Title 9, Chapter 7, Section 4, 9-7-4: Land Use Chart allowing Mobile Food Concession Yards in LO/R, C-1, C-2, C-3, C-4, I-1, and I-2 Zoning Districts with a Conditional Use Permit.
 - l) Approve Finding of Facts Decision for a conditional use permit for an off-premises sign located at 404 North Main Street requested by Ron Cox.
 - m) Approve Finding of Facts Decision for a conditional use permit to allow a Drive-In establishment associated with a carwash located on City View Drive requested by Kelly Stedman, Wollpert.
 - n) Approve Finding of Facts Decision for a conditional use permit to allow a drive-in (drive-thru) located on 2400 block of American Legion Boulevard requested by Dustee Woolestenhulme.
 - o) Approve grant application request for grant 2022/23-007 for Idaho Commission for Libraries Summer STEM and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - p) Approve airport hanger land lease for Row A, Lot #10 for Martin Pike and authorize the Mayor and City Clerk to sign.
 - q) Pass Resolution #15-2022R – Approving the amended Lease Agreement with Martin Pike for Hangar Space indicated by Row A, Lot #10 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign
 - r) Approve Runway Estates Subdivision Final Plat #1.
 - s) Approve Thunderbolt Landing Subdivision Final Plat #1.
 - t) Approve Public Works Department's request to go out for bid for the Desert Canyon Bicycle Pedestrian Facility.

NEW BUSINESS

- 1) Items removed from Consent Agenda
- 2) **Discussion/Action Item:** Whether to draft and submit a letter to the Elmore County Commissioners regarding the proposed Mayfield Springs Planned Community application.
- 3) **Action Item:** Pass Resolution #16-2022R – Establishing an Equivalent Dwelling Unit ("EDU") Table.
- 4) **Action Item:** Deliberation/Decision on City's proposed 10-year Capital Improvement Plan and the development impact fees ordinance.
- 5) **Action Item:** Deliberation/Decision on the draft compression breaks ordinance.
- 6) **Action Item:** Deliberation/Decision on Planning and Zoning Commission's recommendation and Finding of Facts for a conditional use permit for a monument sign in a residential zone located at 520 East 8th North Street requested by Jeff Lewis with Idaho Public Health District No. 4.
- 7) **Action Item:** Deliberation/Decision on Planning and Zoning Commission's recommendation to vacate a portion of Fruitdale Subdivision.
- 8) **Action Item:** Deliberation/Decision on Planning and Zoning Commission's recommendation and Finding of Facts for 10th Street Neighbourhood Preliminary Plat.

- 9) **Action Item:** Deliberation/Decision on Planning and Zoning Commission's recommendation and Finding of Facts to rezone a portion of 830 North 2nd East from C-3 to Freedom Estates R-4 PUD.
- 10) **Action Item:** Deliberation/Decision on Planning and Zoning Commission's recommendation and Finding of Facts for Freedom Estates Preliminary Plat.
- 11) **Action Item:** Deliberation/Decision on Planning and Zoning Commission's recommendation and Finding of Facts to rezone Lincoln Square Apartments II R-4 PUD.

ORDINANCE

- 1) **Action Item:** Ordinance #1756 amending Section 1, Article D, Chapter 1, Title 7 of Mountain Home City Code.

RECOGNIZING PERSONS IN THE AUDIENCE

(Please limit comments to a maximum of 3 minutes)

FINAL COMMENTS

EXECUTIVE SESSION

- 1) 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 and Idaho Code Section 50-206 to discuss the removal of appointive officers.

ADJOURN