



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

April 1, 2019
6:00 PM

ESTABLISH A QUORUM

Chairperson Dennis Belt noted there was a quorum present and called the April 1, 2019, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Nancy Brletic, Mary Miracle, James Eskridge and Ralph Binion.

Commission Member Deedee Devol was not in attendance.

Staff members attending were Building Official Mike McCain, Public Works Director Rich Urquidi, Administrative Assistant Brenda Ellis and Attorney Paul Fitzer.

MINUTES-

March 18, 2019

Commission Member Ralph Binion made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on March 18, 2019. Commission Member James Eskridge seconded the motion. Vote is as follows: Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

*Conditional Use Permit – WECRD – Recreation Facility-400South 18th East Street.

Public Hearing Opened

Scott Wendell of LCA Architects came forward to speak on behalf of the project for the WECRD. Mr. Wendell stated, "The facility will be a 27,000 square foot oval sprung structure approximately 210 feet long and 110 feet wide, with two pools. There will be a six lane lap pool and a recreation pool with a splash area. In addition there will be a lazy river feature. There are bleachers, changing areas, lockers, multi-purpose rooms, restrooms, showers, office, mechanical and storage areas. The splash pool is ADA accessible and has a slide. Garage doors will open for a patio area."

Commission member James Eskridge stated, "There will be swales for the drainage, what is the plan for any flooding and any potential point source pollution mitigation. There could be a lot of water in that area." Mr. Wendell answered, "We have a Civil Engineer who is making the calculations to make sure it all flows correctly. We know we are in the flood plain and the structure will be raised approximately three feet. We have drainage storage designed for that area. The drainage should be kept on site."

Commission Member Ralph Binion asked, "What type of fabric is on it?" Mr. Wendell stated, "It is either tedlar or kynar, it has a twenty five year warranty. It's a sandwich panel with insulation in it for an R3 value. Kerns Utah has a similar facility." Commission Member Ralph Binion asked the WECRD Board members, "I understand that you are quite away from being able to fund this project. My concern is what is stopping this from being the pit of Mountain Home?" Dan Gillies stated, "We are working to cut costs. We have reduced costs by one and a half million." Mr. Wendell stated, "Our contractor is looking to find the best and most competitive way to build the structure." Commission Member Ralph Binion asked, "Financially how far away are you from having the funds to build this? Last report I heard you had less than half of what was needed to complete the project." Mr. Gillies said, "It depends on how much the costs come down. We have around four point two million right now." Commission Member Ralph Binion asked, "And what do the costs look like?" Mr. Gillies said, "We are still working on those figures." Mr. Wendell stated, "The next meeting is on Wednesday and we will go through costs and where we can value. We are hoping it will come down close to what we are looking for. Our original target is five point three million." Chairman Belt asked to get back on track to the issue of the Conditional Use Permit. Mike McCain agreed and referred to legal counsel. Attorney Paul Fitzer stated, "That is true it is at the approval stage, not the development stage. However, the question is non the less appropriate in rendering the findings as to whether the conditional use permit is appropriate in the neighborhood, is conducive to the uses around it." Commission Member Ralph Binion said, "My understanding is if City Council agrees to the permit they can begin digging now." Mr. Fitzer stated, "Once the conditional use permit is issued they can break ground after their approval processes."

Staff Report was read

Testimony by those supporting the application-Public Works director asked, "It was stated WECRD will use the water with their irrigation rights. Is there something in the back that you get the water from?" a spokesperson for WECRD stated, "It is already set up in the back."

Written testimony by those supporting the application - None

Testimony/comments by those uncommitted - None

Testimony by those opposed - None

Written testimony by those opposed - none

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council that it approve the application by Western Elmore County Recreation District for a Conditional Use Permit to construct and operate a Recreational Pool. Commission Member Mary Miracle seconded the motion.

Commission Member James Eskridge asked to amend the motion to include the request for ITD for a traffic study. The motion was amended and seconded and vote is as follows: Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

NEW BUSINESS

* None

OLD BUSINESS

* None

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

*None

RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Chairperson Dennis Belt adjourned the meeting at 6:25 p.m.

Chair

A handwritten signature in black ink, appearing to read "Dennis Belt", is written over a horizontal line.