



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

**Live Stream Viewing:**

<https://www.youtube.com/c/MountainHomeIdaho>

**Tuesday, May 20th, 2025, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the May 20, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, Cristina Drake, and Kristopher Wallaert.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey. Legal Counsel Geoff Schroeder

**MINUTES**

\*April 15, 2025

Commission Member Rob McCormick made a motion to approve the April 15, 2025, minutes. Commission Member William Roeder seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**RECOGNIZING PERSONS NOT ON THE AGENDA**

\*None

**CONFLICT OF INTEREST DECLARATION**

\* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None

\* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – Chairperson Kristopher Wallaert wanted to state on record that since he is part of the Elmore County Rescue, they are somewhat in conjunction with EAS. He does not work with EAS, but rescue is very close in what they do. Everything made in the meeting does not impact him personally with impact fees or anything like that.

**NEW BUSINESS**

\*Discussion

Elmore County Capital Improvement Plan (CIP) for the implementation and collection of EMS Impact Fees on new development within the city limits and Development Impact Fee Advisory Committee's written Comments regarding the Elmore County CIP.

There was a discussion regarding why the Planning and Zoning Commission members are being presented with the comments from the Impact Fee Advisory Committee and that currently only Elmore County EMS impact fees were the focus. Elmore County would like City of Mountain Home to collect impact fees for the EMS.

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There was a discussion regarding the rôle of the Planning and Zoning Commission. The Planning and Zoning Commissions role is to make a recommendation as to whether the city's comprehensive plan should be amended to add the Elmore County's CIP to the city's CIP or Comprehensive Planb. Tonight is just discussion only.

There was a discussion regarding the Elmore County currently collecting impact fees outside the city limits for new development they wish to start having fees collected for inside city limits for new development to pay for improvements for the EMS. EMS serves inside city limits and most of the calls come from inside city limits.

There was a discussion regarding there is not agreement currently done in Idaho this would be the first. Most cities have their own EAS to serve inside the city limits. For Mountain Home the County EMS serves all of Elmore County. The impact fees cannot be used for service but can be used to provide the necessary equipment that has a long life of 10 or more years.

Chairperson Brendan McCarthy and Committee Member Teran Mitchell from the City of Mountain Impact Fee Advisory Committee were present for the meeting.

There was a discussion regarding what a DIFAC committee does.

There was a discussion regarding the comments the DIFAC committee wrote as a recommendation. Any fees collected inside the City of Mountain Home needs to stay in the City of Mountain and not go to other cities. There are some concerns they had regarding numbers given for growth, and costs.

There was a discussion regarding the county's CIP and the issues the Impact Fee Advisory Committee has. The CIP should not include total and prices that include the Mayfield Spring development. The fees, prices, and data should be based on Mountain Home only. There was information that the committee believes should not be in, or wrong with the county's CIP

There was a discussion regarding the population numbers provided in the county's CIP. How they do not match what the US Census Bureau. Mountain Home sits at about 1% growth yearly.

#### **OLD BUSINESS**

\*None

#### **DEPARTMENT HEAD ITEMS**

- \* Monthly Building Permit Report – April 2025
- \*Monthly Code Enforcement Report – April 2025
- \*Monthly GIS Report – April 2025

#### **ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*None

#### **ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 6:18 p.m.

  
Vice Chair