

ELMORE COUNTY
PLANNING AND ZONING COMMISSION

MINUTES
Wednesday, June 15, 2022, at 5:00 pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Sue Fish, Jeff Blanksma, and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Ralph Blount, Angie Michaels County Engineer, Amanda Shaus Attorney and staff members Joel Cruz-Haber and Kacey Ramsauer.

ACTION ITEMS

Arthur Young, for a Conditional Use Permit to construct an RV storage park on 365 acres of land on two contiguous parcels in Mountain Home, Idaho; the property is zoned Airbase Commercial Zone (ACZ). Case Number: CUP-2022-07. The site is located at Township 4 South, Range 5 East, Section 9. The parcel number is RP04S05E099620. A common way of locating the property from Mountain Home, go West on Airbase Road for approximately 1.5 miles, then turn right onto SW Venable St, then turn right onto Bradbury St. The site will be on your right in approximately 200ft.

Gary Tuller is representing the applicant. He states that they are proposing a self-storage RV facility in the Airbase Hazard Zone. He stated that there will be no permanent structures on the property and will be fully fenced with an electronic gate and security lighting. He stated that there will be 150 spaces on this 5-acre lot.

Cruz-Haber gave staff report and background.

The commission members discussed secondary access locations and privacy screening options.

There was no one signed up to testify.

Osborn closed this public hearing.

Commission action:

Blanksma moved to approve with the additional conditions and revisions as presented in the supplemental staff report.

Fish seconded.

Motion carried unanimously.

FCO and Minutes

FCO for Case Number: VAR-2022-02 for John and Tenli Caldwell

Duerig moved to approve as presented with one correction.

Blanksma seconded.

Motion carried unanimously.

FCO for Case Number: CUP-2022-14 for Sergio and Sara Duarte

Blanksma moved to approve.

Duerig seconded.

Motion carried unanimously.

Minutes from May 18, 2022

Duerig moved to approve.

Blanksma seconded.

Motion carried unanimously.

INFORMATION ITEMS

Upcoming P & Z Schedule

The next public hearing is scheduled for June 20, 2022.

Break from 6:00 pm to 7:00 pm

Review, receive public testimony, and deliberate on the proposed 760 acre Planned Community project (PC-2021-01) located adjacent to Desert Wind Road, Baseline Road and Regina Road (parcel numbers RP01N04E340040; RP01N04E353010; RP01N04E48400; RP01N04E341210). As a planned community, a project must include a mixture of land uses, in addition to residential units in a variety of densities as required in Elmore County Code Title 10 Chapter 11. A project must also provide number of public facilities and services for its residents to make it a self-supporting community, including its own municipal water and sewer systems. PC-2021-01 proposes 1682 single family residential and 637 multi-family residential units with supporting 55,000 square feet of neighborhood serving commercial uses and other public facilities and services buildings for school, fire, EMS, sheriff, water, sewer, etc.

Osborn reestablished the public hearing for the record.

Mehta-Cooper gave staff report and background as well as an overview of the project.

Osborn the commission members have received any information pertaining to this project or had any contact with any person regarding PC-2021-01 and if so, please state this for the record.

Commission members stated that they had not received information nor had communication with any person regarding this project.

Bonnie Layton is the senior planner on this project. She works for NV5 who the engineering firm for this project are. She stated that that they are representing. She stated that they are representing Westpark Companies on this application. She stated that the project team is in attendance. She introduced Hethe Clark who is a land use attorney, Kent Rock from Launch Financial who worked on the economic analysis of the project, Stewart Hurley with Mountain Waterworks to address water and wastewater components for the project.

Layton gave a Power Point presentation showing the history, layout, and scope of the Mayfield Springs Planned Community.

Stewart Hurley is with Mountain Waterworks. He gave an overview of the water and wastewater components of this project. He stated that each home will be connected to a community water system through a common connection system to collect wastewater and then will be treated at their wastewater treatment facility and that this facility is being permitted as a Class A reuse facility through the Idaho Department of Environmental Quality (DEQ). He stated that this water will be used for common area irrigation and in the winter the water will be used for groundwater recharge. He stated that the plans for this facility are currently under review by DEQ. He stated that the drinking water side is a very similar community system focused on water conservation. He stated that there are irrigation and municipal water rights associated with this project. He stated that this water system will be constructed to serve the entire community that will offer domestic use and limited yard irrigation as well as fire flow. He stated the water supply is from ground water so there will be three plus wells. He stated that three wells have already been constructed and the water system master plan is completed and has been approved by DEQ as well as the well construction and well completion reports have been completed and submitted to DEQ. He stated that the project does have approved water rights in place and a permit that has been issued for the project to allow the wells to be constructed. He stated that the water rights encompass more the property that is being developed. He stated that the wells were constructed and shown to the Idaho Department of Water Resources (IDWR) to mitigate concerns if impacting other wells in the area. He stated that in the future a 4th well may need to be constructed. He stated that IDWR is requiring monitoring of groundwater levels and usage once the wells are up and running by submitting reports to the state.

Hethe Clark is a land use attorney working on this project. He stated that he would like to discuss the process of this project. He stated that this project has been well under way since 2019. He stated that he worked with land use staff to get the pre application submitted and the significant fee associated with that as well as submitted the full application and another giant fee. He stated that since May 2021 they have been working with agencies to make sure all concerns were addressed. He stated that in meeting with the sheriff it's been concluded that an emergency services building will be constructed on the site of this project up front and must be ready and up prior to any certificates of occupancy being issued. He stated that in the meantime they will provide the one thousand dollar per rooftop fee on building permits top make sure that they bridge the gap on any shortfalls in the short term. He stated that are planning on creating a fire district but cannot do that until they record their first final plat and have 25 individual property owners, so the plan is to do this after the recording of the first final plat. He stated that if they get approval, they will reengage with Ada Community Library District to erect a library at the Mayfield Springs Community as at this time they are hesitant to cross into Elmore County without an approval. He stated that if they decide not to move forward, they plan to form a new

library district once statutorily eligible. He stated that they have met with the Mountain Home School District, and they stated that they would like a first option to provide school services and if they decide not to move forward, they will fall back on Gem Prep Academy.

Clark stated that they believe that they have checked all boxes for what is required for planned community approval. He stated that the code states there are 25 different factors that they must meet to be eligible for approval. He discussed these conditions with the commission members. He stated that there are 68 conditions of approval, and they agree with staff on the condition's language.

Mehta-Cooper gave her closing presentation for this project.

Mike Grimm signed in as neutral. He stated that he is a neighbor to the south, north and east of this project. He stated that they ranch cattle there. He stated that he is concerned about fencing and cattle guards for the cattle that open range in the area and the plans for that. He stated that he would like an additional condition for this.

Joshua Cox signed in as neutral via WebEx. He stated that he has concerns about water. There were technical difficulties, so the audio was very unclear.

Bob Ruth signed in as neutral. He stated that he is concerned about fire safety and protection as he is on the Oasis Rural Fire District. He stated that there was a lack of discussion about fire service and protection for this project for a project of this scale. He stated that by his understanding you must have a certain number of people owning property before you can establish a fire department prior to any construction. He wanted some clarification on this.

Jake Conklin signed up in support. He stated that he is a realtor from Boise and approves of this project.

Mary Walsh signed in as opposed via WebEx. Her concerns are the lack of information in the application. She stated that the home prices will be just as high for these homes as they are in Ada County and not affordable as well as the prices for materials to build are astronomical. She stated that this will be end up a commuter town and will not benefit Elmore County. She stated that water continues to be huge concern. She stated that traffic is a huge concern as the local roads are not sufficient for a project of this level.

There was no further testimony.

Osborn moved to continue the applicant rebuttal to July 6, 2022, at 6:00 pm for a special hearing to be held tentatively at the American Legion Hall at 515 E 2nd S St, Mountain Home, ID 8647.

Approved

Approved

MEETING ADJOURNED AT 8:55 pm.



8/17/22

Patti Osborn, Chairperson

Date:

Attest:



08/17/22

Mitra Mehta-Cooper, Director

Date: