

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

**MINUTES
Wednesday, July 6, 2022, at 6:00 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, County Engineer Angie Michaels and Attorney Amanda Shaus via cell phone, and staff member Kacey Ramsauer.

ACTION ITEMS

Continuation of 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). A planned community 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 stated for the record that at the close of the last public hearing she stated it would be for rebuttal and discussion, but they will allow for public testimony at this hearing tonight as well as additional information from staff. The applicant stated that they agree with the allowance of public testimony and additional information from staff.

Mitra Mehta-Cooper is the county Land Use and Building Department Director. She stated that at the last hearing you may have heard her hesitation with making findings on the transportation network. Since that time the county engineer has made attempts to obtain comments from the Mountain Home Highway District (MHHHD), Ada County Highway District (ACHD) as well as the Idaho Transportation Department (ITD). She stated that there is a letter in the hearing packets presented to the commission members from ITD that has calculated the proportionate share of contribution for Mayfield Springs Planned Community and have requested Elmore County to require the planned community to make the contribution towards intersection improvements triggered by the planned community. She stated that the national guard is expanding to Elmore County in the near future to 20,000 acres and they have concerns with additional growth in this area. She stated that that they will be mainly in the Simco south corridor area and that when they have their training exercises people need to be advised of this and a condition of approval was amended to reflect this. She stated that additionally Ada County's comments are included

as well as Mountain Home Highway Districts comments. She stated that as a late exhibit she has also provided additional comments in response to Angie Michaels questions to Mountain Home Highway District for making sure that the conditions proposed are comfortable to them. She stated that the conditions of approval have been revised to reflect this.

Hethe Clark is the attorney representing the applicant. He stated that they continue to agree with the conditions of approval as drafted by county staff with one modification or clarification request to condition 46 regarding their proportionate share of the intersection improvements as the way that ITD phrased their letter was difficult to understand exactly what was intended as one could read that letter as that the amount of \$ 3,293,200.00 is the entire cost of the project and not actually the proportionate share. He stated that it seems as though they are asking them to pay for all of it up front immediately and not allowing for someone to pay a proportionate share as we all know there are other projects out there. He stated that they are asking for the dollar amount to be eliminated and to go to ITD to get a memorandum agreement with them to get the proportionate share commitment confirmed.

Stewart Hurley is with Mountain Waterworks. He addressed the water concerns testified to at the last hearing. He stated the Idaho Department of Water Resources (IDWR) are the agency responsible for managing water resources in the state and in 2012 they conducted a sufficiency of water study to determine those sustainable withdrawals for future water rights and this project was included and they decided there was sufficient water for this project. He stated that individual wells were included in this study. He stated that there was a transfer of irrigation water rights application submitted to IDWR that was not approved so they are not able to extract irrigation water from the wells onsite but there is an existing irrigation water right and part of that water currently gets leased into a water bank and that water can be rented back out of that water bank.

Hethe Clark addressed the cattle guard and fencing concerns and he stated that they are in agreement with that.

Clark addressed fire concerns and stated that they are erecting a building that has the space for a fire department as well as Elmore ambulance and for the sheriff's department. He stated that they will be forming the district as soon as they can which is after the first final plat is recorded and the developer will provide the initial equipment and will be staffed by a volunteer fire department.

Clark stated that they will do an update to the traffic impact study at the 175th lot.

The commission members discussed the rebuttal and the language in the proportionate share numbers and language in condition of approval 46.

Commission action:

Duerig moved to recommend approval as well as a comprehensive plan amendment, a zoning ordinance map amendment and development agreement along with a zoning ordinance text amendment to the Board of County Commissioners with the amended language in condition of

Approved

Approved

approval 46 to remove the actual dollar figure amount to add the wording *one hundred percent* for Mayfield Springs Planned Community.

Roll Call Vote:

Smith-AYE

Duerig-AYE

Fish-AYE

Blanksma-AYE

Osborn-AYE

Motion carried unanimously.

INFORMATION ITEMS

Upcoming P & Z Schedule

The next public hearing is scheduled for July 20th, 2022

MEETING ADJOURNED AT 6:51 pm.

Patti Osborn, Chairperson

Date:

Attest: _____
Mitra Mehta-Cooper, Director

08/17/22.

Date: