



PLANNING & ZONING COMMISSION MEETING MINUTES
February 18, 2026, at 10:30 a.m. and 6:00 p.m.
Council Chambers at City Hall—203 Broadway Ave N, Buhl, Idaho

PRESENT

Commissioner Jeff Gabardi, Chair
Commissioner Bob Vande Water
Commissioner Reme Pullicar

STAFF

Jazmine Mills, P & Z Administrator
Nestor Madrigal, HMM Engineering
Jason Scott, Public Works Director

ALSO PRESENT

Members of the Public
David Thibault, EHM Engineers
Taylor Marecle, Applicant

CALL TO ORDER

Jeff called the meeting to order at 10:40 a.m. due to quorum attendance.

WORKING SESSION

CONFIRMATION OF QUORUM: Jazmine confirmed a quorum. Reme attended via Zoom.

OLD BUSINESS:

- 1) **Approval of Minutes—January 21, 2026:** Bob moved to approve the minutes. Reme seconded. There was no discussion. Voice vote: all in favor. Motion carried.

NEW BUSINESS:

Bob moved to amend the working session agenda to consider the P&Z training video first, before the staff report on Harvest Hills. Reme seconded. Voice vote: all in favor. Motion carried.

- 1) **League of Idaho Cities P & Z Video Series, Video 2: “Authority for Planning”:** The Commission watched the training video.
- 2) **Staff Report: Harvest Hills Subdivision Phase 3 Final Plat Request:** Jeff stated he would recuse himself at the public hearing due to a non-economic conflict of interest, noting that his property adjoins a Phase 3 parcel.

Jazmine presented the final plat request for Harvest Hills Phase 3, noting that the preliminary plat for the full seven-phase development and Phase 1 were approved on December 13, 2021, and Phase 2 was approved on January 10, 2022. Public hearing notice was republished in the Times-News on January 31, 2026, after the applicant requested a postponement from the January meeting. Mailed notices were sent on January 29, 2026, to property owners within 300 feet. The property is zoned R-4 Medium-Low Density Residential, with a Comprehensive Plan designation of Urban Residential, and exceeds minimum lot size requirements under Buhl City Code §9-9-1.

City Engineer Nestor Madrigal summarized the Traffic Impact Study, which evaluated traffic impacts at Fair Street/Highway 30 and Williams Street/Highway 30. Potential mitigation measures include restricting left turns at Fair Street and coordinating with ITD on a future signal at Williams Street. The study has not yet been accepted by the City Engineer; additional revisions are required, including roadway sections, pressurized irrigation, and utility placement.

Jazmine confirmed that water and sewer services are available and must meet City Public Works standards. No written public comments were received. Staff recommended approval with conditions, including a revised Traffic Impact Study approved by the City Engineer, a revised Final Plat reflecting engineering revisions, and a completed Developer’s Agreement. Commissioners discussed engineering review, stormwater drainage, green space requirements, and traffic flow on Williams Street. Staff noted that construction plan approvals are under Engineering and Public Works. Chair Gabardi requested that the Public Works Director be available during the evening public hearing to answer technical questions.

Concerns about the limited number of members available to rule on this application, as well as the traffic entering and exiting the subdivision solely via Williams St, were discussed. Jason noted that the roadway is wide enough for traffic to flow, that a turn lane to access Hwy 30 could be added, and that there may be no parking along the stretch of road by Ridley's.

RECESS—At 11:30 a.m., Reme moved to recess the meeting until 6 p.m. Bob seconded. Motion Passed.

PUBLIC HEARING SESSION

RECONVENE: The meeting was reconvened at 6:00 p.m.

CONFIRMATION OF QUORUM: Jazmine confirmed a quorum. Reme attended via Zoom.

PUBLIC HEARING #1—Harvest Hills Phase 3 Final Plat

DISCLOSURES: Jeff recused himself due to the proximity of his property to Phase 3. No ex parte communications reported.

STAFF REPORT: Jazmine presented the staff report to the public. Additional details included prior City Council concerns regarding green space, Traffic Impact Study (TIS) prepared by Hales Engineering, city-provided water and sewer connections with stubs mapped in GIS at Hobson Avenue and the end of Williams Street, and access points from Williams Street, Highway 30, and Tverdy Lane. The TIS projects acceptable service levels through 2028, with congestion at Fair Street/Highway 30. Mitigation recommended by the City Engineer includes a porkchop island to prevent left turns onto Fair St, with coordination required with ITD for any future signal at Williams/Highway 30. Staff recommended approval with conditions, including a revised Traffic Impact Study approved by the City Engineer, a revised Final Plat reflecting engineering revisions, and a completed Developer's Agreement.

There was discussion regarding the Williams/Highway 30 signal, projected to be needed by 2034. Reme noted minimal current traffic impact and acknowledged alternative routes.

APPLICANT STATEMENT: David Thibault of Twin Falls, EHM Engineers, represented the applicant, WMC Partners LLC, in the request for approval of the final plat for Phase 3 of the Harvest Hills Subdivision. He confirmed that the preliminary plat for the phased development had been approved by the Commission and City Council. Thibault noted that Phase 3 contributes to roadway infrastructure, including the extension of Williams Street to Highway 30, and provides additional connectivity for the community. He clarified that certain assumptions in the Traffic Impact Study, including the no left-turn condition for northbound traffic on Fair Street, were required by the city engineer for modeling purposes and are not findings of traffic deficiency.

Thibault stated that the project complies with the Comprehensive Plan and applicable zoning and that the applicant intends to construct the development in accordance with city standards. He noted that revisions to the Traffic Impact Study, including evaluation of peak traffic periods, are expected in early March. Thibault also summarized comments from Public Works regarding construction plans, primarily the relocation of pressurized irrigation lines to minimize street crossings. He concluded by noting the success of prior phases and the applicant's commitment to providing residential development consistent with city standards.

PUBLIC TESTIMONY

- No written comments.
- **Taylor Marecle of Kimberly**, one of the applicants representing WMC Partners LLC, spoke in support of the request. He stated that the development has brought a mix of young families and retired or semi-retired residents to the community and noted that the project facilitated construction of the Williams Street connection to Highway 30. Marecle added that several homeowners within the subdivision received notice of the hearing and expressed support for the project.

- **Mike Gemar of Buhl** spoke regarding traffic and safety concerns related to the proposed phase. He noted that changes to traffic patterns could impact nearby neighborhoods and school bus routes, and expressed concern about vehicle speeds and the potential risks for residents and children. Gemar also questioned whether additional phases should proceed before earlier phases of the subdivision are fully built.
- **Roy Hall of Buhl**, a resident of Smalley Circle for 27 years, asked about the anticipated timeline for Phase 4 construction. He noted that Smalley Circle has been a quiet neighborhood and expressed interest in understanding when construction in the area might begin.

REBUTTAL: David Thibault of Twin Falls, EHM Engineers, addressed comments from Mike Gemar and Roy Hall regarding traffic and phasing.

He clarified that Hales Engineering conducted the Traffic Impact Study, noting that traffic projections are based on standard engineering methodology and that current and near-term traffic functions at an acceptable level of service. Thibault explained that off-site road connections were built to provide alternate routes, that projected traffic impacts from full buildout are not expected until approximately 2034, and that the traffic assumptions follow city engineering standards. He noted that perceived traffic impacts may differ from the study projections and provided an overview of how traffic projections are calculated and evaluated for level of service, signal warrants, and roadway capacity.

Regarding phasing, Thibault stated that construction sequencing is market-driven and based on lot sales, inventory, and prior supply constraints. He noted that all but one lot in Phases 1 and 2 have been sold, and that it generally takes about a year to bring lots into inventory after final plat approval, supporting the timing of Phase 3 construction. He indicated that Phase 3 is intended to be completed over the summer, with paving planned prior to October, and that Phase 4 is projected to begin around 2028, with administrative final platting potentially occurring in 2027. He noted that phased development is intended to align with both market demand and infrastructure readiness.

PUBLIC HEARING #1 was closed at 6:35 p.m.

NEW BUSINESS:

1) Review and Consideration of a Subdivision Final Plat request submitted by WMC Partners, LLC for Harvest Hills Subdivision—Phase 3, located south of Tverdy Lane and east of Fair St, Buhl, ID 83316:

Bob moved to recommend conditional approval of the subdivision final plat request submitted by WMC Partners, LLC for the Harvest Hills Subdivision – Phase 3, with the following conditions: 1. revised TIS submitted to and approved by the city engineer, 2. revised Final Plat construction drawings, 3. developer’s agreement be completed and signed. Reme seconded.

There was a discussion about the imposed conditions. There was a roll call vote: Reme—yes. Bob—yes. The motion carried.

COMMISSION COMMENTS: Jeff commented on the planned density transition in the first two phases of Harvest Hills, consisting of fourplexes, duplexes, and single-family dwellings. He emphasized alignment with community needs and the Comprehensive Plan. He noted that two fourplexes are currently under construction, but no additional units are underway. Jeff requested an update on higher-density development at the next meeting, noting that future phases should not be delayed. He also inquired about maintenance responsibilities for undeveloped lots. It was noted that the HOA will manage maintenance, pressurized irrigation is operational, and a park is planned in a future phase.

CITIZEN COMMENTS: There were none.

ADJOURN: Bob moved to adjourn the meeting at 6:55 p.m. Reme seconded. Voice vote: all in favor. Motion passed.