



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

September 19, 2022
6:00 PM

ESTABLISH A QUORUM

Vice-Chairperson William Roeder noted a quorum present and called the September 19, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Travis Eikeness, William Roeder, Scott Harjo, and Cristina Drake.

Staff members attending were Community Development Director, Brock Cherry, Assistant City Planner, Chris Curtis, and Public Works Superintendent, Rich Urquidi.

Commission Member Kristopher Wallaert, and Legal Counsel were not present.

MINUTES

*September 6, 2022

Commission Member Travis Eikeness made a motion to approve the minutes for September 6, 2022. Commission Member Scott Harjo seconded the motion. Vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA - None

PUBLIC HEARING AND ACTION

* Action Item – Conditional Use Permit (CUP) – Walmart - Drive thru

Applicant – Wal-Mart Stores, Inc, C/O Ben Datiano, WD Partners

A request for a Conditional Use Permit to allow a drive-in (drive-thru) establishment as an expansion to the property located at 2745 American Legion Blvd. (RPA3S07E301310) The proposed Drive-in Establishment will allow for curbside pick-up of online orders.

Application: PZ-22-77

Assistant Planner Chris Curtis introduced Mr. Jose Castro, representative for Walmart.

The proposed project is an expansion of the existing Walmart of 2640 square feet for the grocery pick-up service and expansion in grocery pick-up parking stalls from nine spaces to forty-five. The site plan and circulation plan were shown.

Assistant Planner Chris Curtis had more input to this application. Conditional Use Permits are required for any drive-thru, the purpose is to not impact neighborhoods. This is set up far off the street that there should not be a negative impact. There are 523 parking spaces required for the Walmart establishment. Losing these spots for the grocery pick-up still leaves 697 spaces. They meet all public notice requirements. There would be no traffic impact.

Public Hearing Opened

Misty Pierce came forward to speak. She had no issue with the expansion. She had suggestions for the chaos that happens at Walmart. People run through the stop sign and don't stop. She was concerned about the blind corner on American Legion. She read a letter from Nina Patterson from 2019 regarding the cost and funds received for the stop light on 18th.

Public Hearing Closed

The stop sign is an existing site condition, and it could be argued for it to be fixed. It was cautioned that conditioning without a clear solution is difficult. It was suggested that painting the lines may help guide traffic flow. Part of this project does consist of safety restriping and the crosswalk is included in the project. There is an access plan the State has approved for the stop light at City View.

Commission Member Travis Eikeness made a motion to approve the Conditional Use Permit to allow a drive-in establishment located at 2745 American Legion Boulevard under the following conditions: 1. Subject to site plan amendments as required by Building, Public Works, Fire, Zoning Officials to comply with applicable City Codes and standards. 2. The applicant shall meet the performance and design standards for the drive-in establishment per City Code 9-9-14 as applicable. Commission Member Scott Harjo seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

***Action Item – Preliminary Plat (PPLAT) - Jennifer Loveday c/o Mark Taylor**

A request to approve the West 8th South Townhomes Preliminary Plat consisting of 3.56 acres located between West 7th South Street and West 9th South Street and between South 5th West Street and South 3rd West B Street (RPA3S06E363200) The West 8th South Townhomes will be an attached-townhome community that will include forty-two (42) single family attached townhomes with 1 and 2 car garages and 5 common lots.

Application: PZ-22-87

Community Development Director, Brock Cherry explained that this preliminary plat is overlaying a PUD that has already been approved which sets the guidelines for the plat. The roadway that goes into the development, W. 8th S, is a public right of way. We wanted to ensure that the property owners who currently have access now, would continue to have access.

Mark Taylor of ZGA Architect, representing Jennifer Loveday came forward to speak and gave a brief statement.

It is important to note that when this PUD was passed, they worked a lot with the irrigation district to ensure there was an easement and they would be able to maintain everything that is there. Staff has found the applicant has met the requirements of the planned unit development agreement.

Public Hearing Opened.

Public Hearing Closed.

Commission Member Travis Eikeness made a motion to approve the West 8th South Preliminary Plat consisting of 3.56 acres located between West 7th South Street and West 9th South Street and between South 5th West Street and South 3rd West B Street, under the following conditions: 1. Subject to site plan amendments required by Building, Public Works, Fire, Zoning Official to comply with applicable City Codes and Standards. 2. The final plat and all future development will comply with the uses of the Bulk and Coverage Controls provided in the attachment #2, proposed Planned Unit Development. 3. Before a final plat is recorded the applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District. 4. Per City Code 9-16-10 Section J, failure to file and obtain the certification acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to null and void unless a one-year extension of the time is applied for thirty days before the expiration by the subdivider and granted by

the Commission. A preliminary plat may be extended one time only after which it shall be deemed null and void. Commission Member Scott Harjo seconded the motion. Vote is as follows: Commission Member Drake; aye, Commission Member Harjo; aye, Commission Member Eikeness; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

* Action Item – Planned Unit Development – Rezone R-4 to R-4 PUD Colthorp Commons

Applicant – Meridian Development

A request by Meridian Development Co, LLC, for a rezone from R-4 to R-4 planned Unit Development (PUD) Colthorp Commons Subdivision. The request would allow for a master planned development providing sixty-four attached single-family townhouses, configured in ten two-story buildings varying in four, five, seven, eight-, and nine-units. The development will provide assigned covered and uncovered tenant parking, three electric vehicle charge stations, open space amenities including, two playgrounds, community pavilion, bicycle racks, and a walking/jogging path throughout the site. (RPA0062000017M) (RP00062000017K)

Application: PZ-22-61

*Action Item – Preliminary Plat – Colthorp Commons

Applicant – Meridian Development

A request by Meridian Development Co, LLC, for approval of a Preliminary Plat for Colthorp Commons Subdivision. The request would allow for a master planned unit development providing sixty-four attached single-family townhouses on three lots, configured in ten two-story buildings varying in four, five, seven, eight-, and nine-units. The development will provide assigned covered and uncovered tenant parking, three electric vehicle charge stations, open space amenities including, two playgrounds, community pavilion, bicycle racks, and a walking/jogging path throughout the site. (RPA0062000017M) (RP00062000017K)

Application: PZ-22-62

Commission Member Travis Eikeness made a motion to approve the Findings of Fact. Commission Member Scott Harjo seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Roeder; aye. Motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

* Monthly Building Permit Report – August 2022-The Commission would like the old report rather than the new one provided this month.

* Monthly Code Enforcement Report – August 2022-None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*There will be a special P&Z Meeting on September 29th for Mountainbound and there will be the regular meeting on October 3rd.

ADJOURN

Chairperson Wallaert adjourned the meeting at 6:34 p.m.

Chair

