



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

September 16, 2019
6:00 PM

ESTABLISH A QUORUM

Chairperson Dennis Belt noted there was a quorum present and called the September 16, 2019, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Topher Wallaert, Deedee Devol, Nancy Brletic, Mary Miracle and Ralph Binion.

Commission Member James Eskridge was not in attendance.

Staff members attending were Administrative Assistant Brenda Ellis and Rich Urquidi.

MINUTES-

September 03, 2019

Commission Member Ralph Binion made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on September 03, 2019. Commission Member Mary Miracle seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Brletic; aye, Commission Member Miracle; aye and Commission Member Binion; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

* Action Item – Final RePlat Kmart Subdivision – Paula Kae, LLC

Public Hearing Opened

James Prather and Emma Bowling were present to represent Paula Kae, LLC.

Richard Urquidi read the Staff Report.

Emma Bowling mentioned in regard to ITD requirements that the plan is to have a center turn lane to go left in either direction and we will add curb and gutter to match going north and south on American Legion Boulevard.

Commission Member Ralph Binion asked, "Have you provided the information for improvements requested in the February 25, 2019 to ITD"? Emma Bowling stated, "We have been coordinating with ITD on the final design." James Prather stated, "We have been in contact with ITD. Everything has been verbally agreed to and we are adhering to those comments." Richard Urquidi commented, "The City has put in the radiuses of what T-O has given us for the project for the City View access. There should be

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enough room for a turn lane.” Chairman Dennis Belt asked, “Where does that put us on the agreement with ITD, to allow us to move this forward?” Administrative Assistant Brenda Ellis commented, “We have not received any correspondence from ITD with regard to the Final Plat. At this point we do not know if they are in agreement with the plat as it sits.” Chairmen Belt asked, “What about the notes 2 and 3 being incorrect?” Administrative Assistant Brenda Ellis stated, “The notes have been corrected and I have the corrected plans.” Chairman Belt asked, “With the absence of ITD approval, do we table this or is it something that would happen before approval from City Council?” Attorney Geoff Schroeder stated, “According to the subdivision ordinance the Commission shall review and recommend to the Council to approve, conditionally approve, disapprove or table for additional information when acting on the plat. If tabled, approval or disapproval shall happen at the next regular meeting. The action and reason for such action shall be stated in writing by the administrator and forwarded to the applicant. Upon granting or deny the plat the Commission shall specify, the regulations and standards used in evaluating the application, the reasons for approval or denial and the actions, if any, that the applicant could take to obtain plat approval.” Commission Member Topher Wallaert stated, “So it sounds like we are doing conditional approval based on ITD.” Chairperson Dennis Belt commented, “But, is it going to have the information to send forward by then or have City Council table it for lack of information?” Administrative Assistant Brenda Ellis asked, “Will any of these lines change in regard to ITD’s findings?” Richard Urquidi stated, “I don’t think the lines change.” James Prather commented, “We believe the commitment letter is forthright. We can’t do anything without their approval anyway.” Attorney Geoff Schroeder added, “Following your recommendation, once it gets to the City Council, The Council, upon recommendation from the Commission the Council will either reject the plat or approve it subject to the conditions that may be set forth. So you can approve it with the conditions.”

Testimony by those in support of the application – none

Testimony by those neutral to the application – none

Testimony by those opposed to the application - none

Public Hearing Closed

Commission Member Mary Miracle made a motion that the Planning and Zoning Commission recommends this application be passed on to the City Council of the City of Mountain Home with a do pass recommendation, based on ITD approval. Commission Member Ralph Binion seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

Commission Member Topher Wallaert made a motion that the Planning and Zoning Commission forward the recommendation on to City Council with Chairman signature. Commission Member Deedee Devol seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*New

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – August 2019-None

*Monthly Code Enforcement Report – August 2019-None

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ITEMS REQUESTED BY COMMISSION/STAFF

*Attorney Geoff Schroeder informed the Commission that we will bring the Land Use Chart to them for some fine tuning as there are inconsistencies in the I-2 Zone.

RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Chairperson Dennis Belt adjourned the meeting at 6:19 p.m.

Chair Nancy Belletto