



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

August 15, 2022
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the August 15, 2022, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Travis Eikeness, William Roeder, Scott Harjo, Cristina Drake, and Kristopher Wallaert.

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

MINUTES

*August 1, 2022

Commission Member Travis Eikeness made a motion to approve the minutes for August 1, 2022. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Eikeness; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

PUBLIC HEARING AND ACTION

*Action Item – Conditional use permit (CUP) – Desert Sage – Drive thru

Applicant – Desert Sage Health Center c/o Megan Bedke & Hummel

A Conditional Use Permit to allow a drive-in (drive-thru) establishment located in the 2400 block of American Legion Boulevard (RPA3S07E304845). The proposed drive-thru establishment will accompany an approximate 31,000 SF Healthcare facility (including the drive-up canopy) and will allow for a drive-up pharmacy and a drive-through clinic.

Application: PZ-22-76

Brian Coleman, of Hummel Architects came forward to speak. Desert Sage has outgrown their facility and are looking to build a new facility. They are looking for approval of the Conditional Use permit for the drive thru clinic as well as the drive-up pharmacy window. The land is twelve acres, and the project will use nine of those acres. The remaining will be used for future development. There will be a central drive, patient parking in front, and staff parking in the rear. There will be two bays for the clinic and a third proposed future bay. The widths are in place for the passing and queuing lane for the drive-up window. There is fire truck access all the way around the building.

Assistant Planner, Chris Curtis, mentioned that the public notices were posted, the mailers were sent out and no response has been received. They have met all the requirement for the Conditional Use Permit.

Public Hearing Opened.

Misty Pierce came forward to speak. Her concern was with the amount of new construction around the City View area and the required median turn lane for traffic and the round-about when it goes in.

Don Gust came forward to speak. He was concerned about the truck traffic. Also, he wanted to know if the doors were big enough if an ambulance must come in.

Public Hearing Closed.

There was no traffic impact study required. The applicant does have to fulfill ITD requirements. The drive-thru is designed for ambulance usage.

Commission Member Travis Eikeness made a motion to approve the Conditional Use Permit to allow a drive-in (drive-thru) establishment located in the 2400 block of American Legion Boulevard, under the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Applicant shall meet the performance and design standards for "Drive-In Establishments" per City Code 9-9-14.
3. The Applicant shall comply with and receive all required approvals from the Idaho Transportation Department.

Commission Member William Roeder seconded the motion. Vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

The two Colthorp Commons items were tabled. Motion below

* 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 William Roeder made a motion to table application PZ-22-61 and PZ-22-62 to September 6, 2022. Commission Member Cristina Drake seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Drake; aye, Commission Member Harjo; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

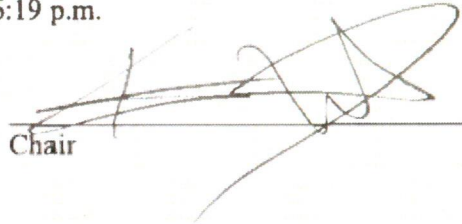
- * Monthly Building Permit Report – July 2022
- * Monthly Code Enforcement Report – July 2022

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*Mr. Cherry reminded the Commission about the APA Conference and to let him know if anyone would like to go.
There will be times going forward when the Assistant Planner will be presenting.

ADJOURN

Chairperson Wallaert adjourned the meeting at 6:19 p.m.


Chair