

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

April 16, 2018
6:00 PM

ESTABLISH A QUORUM

Chairperson Dennis Belt noted there was a quorum present and called the April 16, 2018, Regular meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Josh Dison, Deedee Devol, Nancy Brletic, Mary Miracle, James Eskridge, and Ralph Binion.

Deedee Devol arrived late.

Staff members attending were Building Official Mike McCain, and Attorney Jay Friedly.

MINUTES-

April 2, 2018

Commission Member Ralph Binion made a motion to approve the minutes for the Regular Planning and Zoning Meeting held on April 2, 2018. Commission Member James Eskridge seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

* Conditional Use Permit – Drive-up Window – Brie'sta Coffee – American Legion Boulevard - Kasey Thomason

Public Hearing Opened

Chris Laraway of Evergreen Architecture came forward to speak on behalf of the applicant. Chris Laraway stated, "We are here for the Conditional Use for the drive-thru application. Original documents were submitted and I believe we meet the conditions as outlined in the Ordinance. We have been working with ITD on the approach access. We are working with ITD on approval, as we refine the right in and right out and we are complying with that. The coffee shop will have a single sided drive-thru, with a stacking lane, parking, seating and some seasonal outdoor seating." Chairperson Dennis Belt stated, "We just received the letters from ITD and the response from Evergreen." Mike McCain commented, "One letter is from ITD and the other is from Evergreen replying to the line items from ITD's letter." Chairmen Belt asked, "So they haven't agreed to the right in and right out on American Legion at this point?" Mr. Laraway stated, "They have agreed on concept, but the final response was to submit it to Engineering. So we just got some engineering back. I think they wanted to see radiuses on the right in

and right out. But the concept we have been working on with them since December.” Chairperson Belt asked, “Are they going to put the dividers in the road?” Mr. Laraway stated, “They have asked us to put in the island that forces the right in, right out. ITD hasn’t indicated any pylons to be placed in the median. We went through numerous scenarios, but they wanted a more diligent concept to force the right in, right out.” Commission Member Ralph Binion commented, “What will stop people coming from the other direction from going in. The island will not stop anyone from cutting across the two lanes.” Mr. Laraway responded, “They are looking at a raised island concept with a walkway going through it. If you drive over it, it will throw you around. The Department of Transportation indicated this would be acceptable. At first when where we were dividing it right in, right out, they wanted to widen the island to a point that would be sufficient to make a driver coming west from entering.” Chairperson Belt stated, “If they are coming west and there is no one in the east side, I can see people entering through there.” Commission Member Mary Miracle stated, “That intersection has become a very busy intersection. There are a lot of children that travel through there and that is a concern to me. I don’t know that coming in off of American Legion is such a good idea, rather than coming in and out off of 14th.” Mr. Laraway stated, “We wanted that access because you will have a lot of people coming down American Legion who would want to pull in so we wanted to utilize the existing approach there on the abandoned alley to alleviate congestion at the intersection.” Commission Member Ralph Binion asked, “What is the traffic pattern for those coming in from American Legion to get to the window?” Mr. Laraway answered, “You come in and go around the building.” Commission Member James Eskridge stated, “I would like to make note of number seven of the ITD letter they stated they have no objection of the coffee shop when all traffic and access concerns have been resolved. It seems that most have been resolved with exception of the engineering.” Mr. Laraway stated, “I assume ITD will reserve the right if they want to put the pylons in the median.” Mike McCain stated, “Unofficially I can say that once this goes in they would be putting the pylons in.” Chairperson Belt asked, “Is there any fencing at this location?” Mr. Laraway stated, “There will be fencing at the South line and along the alley way line to screen headlights from the residences.”

Staff Report

Mike McCain read the Staff Report.

Public Hearing Closed

Checklist was agreed upon.

Commission Member Mary Miracle made a motion that the Planning & Zoning Commission recommends to the City Council that they approve the application for a Conditional Use Permit provided that all of Idaho Transportation Department requirements are met. Commission Member Ralph Binion seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*None

ITEMS REQUESTED BY COMMISSION/STAFF

Planning & Zoning Minutes

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Monthly Building Permit Report – March 2018
*Monthly Code Enforcement Report – March 2018

* None

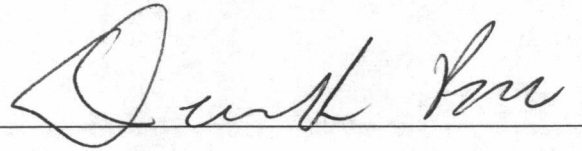
RECOGNIZE PERSONS NOT ON THE AGENDA

*None

ADJOURN

Chairperson Dennis Belt adjourned the meeting at 6:17 p.m.

Chair

A handwritten signature in black ink, appearing to read "Dennis Belt", is written over a horizontal line.