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## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO

Live Stream Viewing:

<https://www.youtube.com/c/MountainHomeIdaho>

**Tuesday, July 16, 2024, at 5:30 PM**

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*July 2, 2024

**III RECOGNIZING PERSONS NOT ON THE AGENDA**

**IV CONFLICT OF INTEREST/EX-PARTE CONTACT DECLARATIONS**

\* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506)

\* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting?

**V PUBLIC HEARING AND ACTION**

\* **Action Item** – Planned Unit Development - Turner House Depot

Applicant – Ginn Group LLC

A request to amend prior approved Planned Unit Development (PZ-21-27). Located on the West side of Elmcrest Street and South of NW Marathon Way. The new proposed plan results in 300 new housing units, an increase of 12 units from the original plan with a mix of two- and three- bedroom units. (RPA3S06E277205 and Turner House Depot Final Plat Phase 1) (New PUD Application Number PZ-24-31).

\* **Action Item** – Preliminary Plat – Turner House Depot

Applicant – Ginn Group LLC

A request to amend the prior approved Preliminary Plat (PZ-21-28). Located on the West side of Elmcrest Street and South of NW Marathon Way. The new proposed plan results in 300 new housing units, an increase of 12 units from the original plan with a mix of two- and three- bedroom units. (RPA3S06E277205 and Turner House Depot Final Plat Phase 1) (New PPLAT Application number PZ-24-30).

\* **Action Item** – Vacation – Bennett Ranch Station

Applicant - Teran Mitchell and owner Dan Weitz

A request to Vacate a parcel of land in Garrett's Addition, Parcel RPA00620000650. The parcel is located at the corner of and North of West 5<sup>th</sup> North Street, and West of North Haskett Street, consisting of approximately thirty-two (32) acres. The subject parcel will be part of a larger subdivision, Preliminary Plat application PZ-24-29 and Planned Unit Development application PZ-24-27 identified as the Bennett Ranch Station. (RPA00620000560) (PZ-24-39)



\* **Action Items** – Planned Unit Development – Bennett Ranch Station – 864 Units Total  
Applicant – Teran Mitchell and owner Dan Weitz

A request to approve the Bennett Ranch Station Planned Unit Development application. The Bennett Ranch Station consists of multiple annexed parcels consisting of 246.20 acres. The subject site is a portion of the Railway Industrial Park and located on the North side of W 5<sup>th</sup> N across from Bradford Street on the North property line, and N Haskett Street on the East property line. The development will consist of (864) 2, 3 and 4- bedroom apartments units arranged in nine (9) 24-unit and eighteen (18) 36-unit buildings, community buildings, community pavilions, recreation areas and sports courts and approximately 40,000 gsf of commercial-retail and/or office space. Bennett Ranch Station will consist of six (6) phases. (PZ-24-27) (PRA00620000650 & RPA3S06E23015)

\* **Action Item** – Preliminary Plat – Bennett Ranch Station

Applicant - Teran Mitchell and owner Dan Weitz

A request to approve the Preliminary Plat for Bennett Ranch Station. The site is currently undeveloped agricultural land with no improvements excepting a single house located on the North side of W 5<sup>th</sup> N across from Bradford Street. Phase 1 will consist of on1 of two (2) thirty-six-unit (36) buildings for a total of seventy-two (72) apartment units, one (1) community building, one (1) community pavilion, and one (1) children’s activity center with supportive parking and infrastructure. (PZ-24-29) (PRA00620000650 & RPA3S06E23015)

**VI NEW BUSINESS**

\* None

**VII OLD BUSINESS**

\* None

**VIII DEPARTMENT HEAD ITEMS**

\* None

**IX ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\* None

**X ADJOURN**

**P & Z / COUNCIL MAY REVIEW ALL PLATS AT CITY HALL AND DISCUSS ALL ITEMS OF BUSINESS WITH STAFF AT CITY HALL PRIOR TO MEETING**

**More Information or Questions contact Community Development Department**