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

**Live Stream Viewing:**

**<https://www.youtube.com/c/MountainHomeIdaho> (this was not recorded)**

**Tuesday, August 6th, 2024, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallert noted a quorum present and called the August 6, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Cristina Drake, Rob McCormick, Kristopher Wallert, William Roeder, and by phone Phillip Mills.

Staff members attending were Senior City Planner Brenda Ellis, Public Works Director Chris Curtis, Legal Counsel Geoff Schroeder, and Besty Hiddleston Economic/Communications Specialist.

**MINUTES**

\*Action Item – Minutes, July 16th, 2024

Commission Member Cristina Drake motioned to approve the minutes for July 2nd, 2024. Commission Member Rob McCormick seconded the motion. All in favor. The motion passed by a unanimous vote.

\*Action Item – Special Meeting Minutes, July 29<sup>th</sup>, 2024

Commission Member Cristina Drake motioned to approve the minutes for July 2nd, 2024. Commission Member Rob McCormick seconded the motion. All in favor. The motion passed by a unanimous vote.

**RECOGNIZING PERSONS NOT ON THE AGENDA**

\*None

**CONFLICT OF INTEREST DECLARATION**

\* 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) - None

\* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? - None

**PUBLIC HEARING AND ACTION**

\* Action Items – Continuation of Tabled item from 7-16-2024- 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 5th 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)  
Teran Mitchell gave a presentation regarding Bennett Ranch Station.

Teran Mitchell and Dan Weitz spoke regarding the Bennett Ranch Station the letter from Keller and Associates with a diagram regarding the city sewer lines. Phase 1 should take 18 months to complete.

#### Public Hearing Opened

Don Gust spoke about his concerns with the sewer line size. The size of the sewer lines on S 5<sup>th</sup> W he doesn't think has the right size he was told. He would like the Planning and Zoning Commission Members and Public Works and himself to go out and look at the lines.

Eddie Wilson spoke in favor of the Bennett Ranch Station and supports any other development like this to help our community. Eddie believes that this development falls into the comp plan but a little confused on that with the zoning side. He would like to see more affordable housing because not everyone can afford to buy a \$400,000 home. Renting is their best option.

#### Public Hearing Closed

There was a discussion about the size of the sewer lines, sewer lagoons, EDUs.

There was a discussion about the heating and cooling, the height, spray foam, and making it more globally friendly.

There was a discussion about a traffic study being conducted.

There was a discussion about how many EDUs Bennett Ranch Station would consume which would be 434. Apartments use less EDUs.

There was a discussion about agreements and what the commission members can and cannot ask of the developers.

There was a discussion about surface water. Bennett Ranch has 500-acre feet between June 1<sup>st</sup> and the end of August. Prior to that the owner has all the water in Canyon Creek plus water shares. Water is available. The water process starts April 15<sup>th</sup> and water can be budgeted. The request for water storage ponds has been made. They could use those storage ponds to use for landscaping.

There was a discussion about starting a URA for Bennett Ranch Station. Recommendation would be a local improvement agency and not the URA.

There was a discussion regarding the development agreement recommended to city council that beyond the first phase of 72 units would require public works and developer to meet regarding the availability of sewer, water and roads to determine if they can continue to the next phase of the project.

Commission Member Rob McCormick motioned to approve the application with the following conditions: In a development agreement that after the 72 units, per each phase, infrastructure (water, sewer, and streets) will be considered with the City's involvement before that phase gets approved. In addition, within the PUD Agreement the extension request be amended to allow that request be through the Planning and Zoning Commission, rather than the city council. Commission Member William Roeder second the motion. The votes are as follows: Commission Member Mills; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, Commission Member Wallert; aye. The motion passed by a unanimous vote.

\* Action Item – Continuation of Tabled item from 7-16-2024 - 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 5th N across from Bradford Street. The entire plat consists of 864 residential units with approximately 36,000 gsf of commercial. Phase 1 will consist 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)

Public Hearing Opened

Public Hearing Closed

Commission Member Cristina Drake motioned to approve the preliminary Plat for Bennett Ranch Station PZ-24-29. Commission Member Rob McCormick second the motion. The votes are as follows: Commission Member Mills; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, Commission Member Wallert; aye. The motion passed by a unanimous vote.

### **NEW BUSINESS**

\*None

### **OLD BUSINESS**

\* Action Item – Findings of Fact - 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).

Commission Member William Roeder motioned to approve the findings of fact for PUD PZ-24-31. Commission Member Cristina Drake seconded the motion. The votes are as follows: Commission Member Mills; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McCormick; aye, Commission Member Wallert; aye. The motion passed by a unanimous vote.

\* Action Item – Findings of Fact - 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).

Commission Member William Roeder motioned to approve the findings of fact for Plat application PZ-24-30. Commission Member Cristina Drake seconded the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member Mills; aye, Commission Member Wallert; aye. The motion passed by a unanimous vote.

\*Action Item – Findings of Fact - 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 5th 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)

Commission Member Rob McCormick motioned to approve the findings of fact for PZ-24-39. Commission Member Cristina Drake seconded the motion. The votes are as follows: Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member Mills; aye, Commission Member McCormick; aye, Commission Member Wallert; aye. The motion passed by a unanimous vote.

**DEPARTMENT HEAD ITEMS**

- \* Monthly Building Permit Report – June 2024
- \* Monthly Code Enforcement Report – June 2024
- \* Monthly GIS Report – June 2024

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

- \* None

**ADJOURN**

Chairperson Kristopher Wallert adjourned the meeting at 6:37 p.m.

Chair

