



AGENDA

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

Live Stream Viewing:

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

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

I ESTABLISH A QUORUM

II APPROVE MINUTES

*July 16, 2024

*July 29, 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 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)

* **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)

VI NEW BUSINESS

* None

VII 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).

* **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).

* **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)

VIII DEPARTMENT HEAD ITEMS

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

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