



AGENDA

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

Monday, April 4, 2022, at 6:00 PM

I ESTABLISH A QUORUM

II APPROVE MINUTES

*March 21, 2022

III RECOGNIZING PERSONS NOT ON THE AGENDA

IV PUBLIC HEARING AND ACTION

***Action Item** – Comprehensive Plan Amendment - Impact Fee

Applicant – City of Mountain Home

Application: PZ-21-68

Comprehensive Plan Amendment of the City of Mountain Home, Idaho, (PZ-21-68) by:

The addition of the City of Mountain Home Police, Fire, Parks and Streets Departments' Impact Fee Studies and Capital Improvement Plans ("Capital Improvements Plan") as Appendix "N".

***Action Item** – Impact Fee

Applicant – City of Mountain Home

Zoning Title Amendment of the City of Mountain Home City Code (PZ-21-68) by:

Repealing and replacing of Mountain Home City Code, Title 9: Land Use & Development, Chapter 4: Development Impact Fees.

Application: PZ-21-71

***Action Item** – Annex and zone

Applicant – Thomason/Krall

A request by Kasey Thomason, Brianna Thomason, and Jennifer Krall, to annex and zone to R-4 Residential a parcel of land located east of Jerome Street, south of Colthorp Avenue and west of Garrett Street. The annexation also includes the entirety of Jerome Street, Colthorp Avenue and Garrett Street that fronts this parcel of land.

Application: PZ-22-30

***Action Item** – Rezone C-4 to R-4

Applicant – Thomason/Krall

A request by Kasey Thomason, Brianna Thomason, and Jennifer Krall, to Rezone a portion of land from C-4 Heavy Commercial to R-4 Residential. The portion of land is located east of Jerome Street, south of Colthorp Avenue, west of Garrett Street and north of Airbase Road.

Application: PZ-22-34

***Action Item** – Annex and zone

Applicant – Thomason/Krall

A request by Kasey Thomason, Brianna Thomason, and Jennifer Krall, to annex and zone to C-4 Heavy Commercial a parcel of land located at the corner of Airbase Road and Garrett Street, The annexation also includes the entirety of Garrett Street that fronts this parcel of land.

Application: PZ-22-29



***Action Item** – Conditional Use Permit – Drive-Thru

Applicant – Thomason/Krall

A request by Kasey Thomason, Briannan Thomason, and Jennifer Krall to obtain a Conditional Use Permit for a Drive-up Window, for a coffee shop located on Airbase Road. The parcel is located at the corner of Airbase Road and Garrett Street.

Application: PZ-22-31

***Action Item** – Planned Unit Development – The Village

Applicant – Robert Nash

A request by Robert Nash, for a rezone from I-2 & C-4 to an R-4 Planned Unit Development (PUD). The request would allow for a master planned development consisting of eight, twenty-four unit apartment buildings totaling one hundred ninety-two apartment units, and 56 garage, 188 covered parking stalls and 141 open parking stalls. Additional amenities include a Clubhouse, Swimming Pool, Pickleball courts, Barbeque and picnic area, Tot lot, Dog run, and Electric Charging Stations. The parcels slated for development are located east of North Haskett Street and North of West 5th North Street. (RPA01490010020, RPA01490010030, RPA01490010040, RPA01490010060, RPA01490010050) (PZ-22-32)

Application: PZ-22-32

***Action Item** – Vacation – Fruitdale Subdivision

Applicant – Cruse/Taylor

A request by Kaysa Cruse, in care of Steve Taylor of Tieren to vacate a portion of Fruitdale Subdivision, which contains all of lots 12, 19, 20, 21, and 22, and portions of lots 9, 10, and 11 of Block 10, containing approximately 14.37 acres. (Portions of RP00060010009A)

Application: PZ-21-66

***Action Item** – Amend existing PUD – 10th Street Neighborhood

Applicant – Cruse/Taylor

a request by Tieren, LLC, representing Kaysa Cruse, to amend the existing “10th Street Neighborhood, R-4 Planned Unit Development (PUD)”. The existing approved PUD request allowed for a master-planned development consisting of townhomes, live-work housing units, commercial space, and open space amenities. The expansion request will include single family units, storage facilities, a daycare, and additional open space and amenities. The existing PUD is located on a parcel of land located on South 10th East Street (formerly Daniels Road), East of SW Silverstone Avenue West of South 10th East Street. (RP00060010009A)

Application: PZ-22-33

***Action Item** – Zoning Title Amendment – Home Occupation

Applicant – Randy Scales

a request by Randy Scales to consider changes to an ordinance of the City of Mountain Home, Idaho, amending Title 9, Chapter 9, Section 16, 9-9-16: Home Occupation. The amendment would allow for Home Occupations which deviate from the exiting 9-9-16: Home Occupation Standards with a Conditional Use Permit.

Application: PZ-22-23

V NEW BUSINESS

***None**

VI OLD BUSINESS

***Action Item**–Recommendation-Findings of Fact-R-4 Planned Unit Development and Preliminary Plat–LaBelle Estates

Applicant – Gary & Wendy Carlton



A request for a R-4 Planned Unit Development for the proposed LaBelle Estates Subdivision. The proposed La Belle Estates development consists of nineteen single family residential lots with a typical lot size of 30'x78'. These lots are designed to accommodate small (approximately 648 square feet), one-bedroom homes. The plan will include a shared private drive and common areas. The parcels of land are located east of South 10th East Street (Daniels Road), west of Old Highway 30 and about 400 feet south of West 12th South Street.

(RPA3S06E367928, RPA3S06E367929, RPA3S06E367931, RPA3S06E367980, RPA3S06E368020, RPA3S06E367970, RPA3S06E367936, RPA3S06E367950, RPA3S06E367941)

Application: PZ-22-20 & PZ-22-19

VII DEPARTMENT HEAD ITEMS

*None

VIII ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

IX 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