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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>**

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

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallert noted a quorum present and called the July 16, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Cristina Drake, Rob McCormick, Kristopher Wallert, and William Roeder.

Staff members attending were Senior City Planner Brenda Ellis, Public Works Director Chris Curtis, Legal Counsel Geoff Schroeder, and Besty Hiddleston recorded the meeting.

**MINUTES**

\*Action Item – Minutes, July 2nd, 2024

Commission Member William Roeder 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**

**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 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).

Tyler Phillips for Ginn Group LLC spoke to the commission members about the changes they are proposing.

Public Hearing Opened

Stanley E. Spagnolo spoke about whether this project would impact on the airport.

#### Public Hearing Closed

There was a discussion about if Turner House would impact the airport. The FAA has confirmed the height of the houses will not affect the area of impact for the airport.

There was a discussion about noise complaints.

Commission Member Cristina Drake made a motion to approve the request to amend the Turner House R-4 PUD (PZ-24-31). Commission Member Phillip Mills second the motion. The vote is as follows: Commission Member Mills; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member McMormick; aye, Commission Member Wallert; aye. The motion passed by a unanimous vote.

#### \* 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).

#### Public Hearing Opened

#### Public Hearing Closed

There was a discussion regarding the park going from a city park to a private park that they will take care of.

Commission Member Rob McCormick made a motion to approve the request to amend the Turner House subdivision Preliminary Plat (PZ-24-30). Commission Member Cristina Drake second the motion. The vote is 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 – 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)

Teran Mitchell with TK Mitchell Architecture and owner Dan Weitz introduced themselves giving a background on the property.

#### Public Hearing Opened

#### Public Hearing Closed

Commission Member Rob McCormick made a motion to approve the request to vacate the lot consisting of thirty-two (32) acres (PZ-24- 39). Commission Member Cristina Drake second the motion. The vote is 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 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)  
There was a discussion regarding the zoning of I-1 to C-4.

Teran Mitchell gave a presentation regarding Bennett Ranch Station.

**Public Hearing Opened**

Martin Pike spoke about his concerns with the project. This is in the flight path of the airport, and he would like the same requirements for Bennett Ranch Station as Turner House needed. Also, they need to know about the noise that will come from the airport.

Rod Dudley gave his input with the project. A lot of the projects make really great sense. It's hard to grow when it can affect so much. Where Bennett Ranch is easy for people to go in and out of. Hoping that it will be more affordable with being owned by one person that will help.

Lyle Ferch spoke about his concerns with the water usage that will be used. He also asked if the sewer lagoons for the city will be able to handle this. Can we accommodate all the people coming in?

Nicolas Gatejen spoke concerning his concerns with the proposal. With 864 units being built how many vehicles will that be then you have Turner House and the Village along with Bradford. He is concerned with the roads. If a fire happens and needs to be evacuated there is only one road out.

Eddie Wilson said the city needs housing and that he thinks the Bennett Ranch Station is a great idea. It will be affordable housing and just what people need not everyone can afford \$500,000 housing.

Stanley E. Spagnolo spoke saying the project is too dense and we need more single-family housing. Keep it farmland. The traffic circle will cause more problems for the semi-trucks. The land should stay agriculture.

Leigh Dyer said that he will get nothing out of this housing because it is lower income. It will decrease the property value, cause more crime, and quality of life will go down. This housing falls under section 8 which is government assistance housing.

Eric Leaming spoke about his concerns with the water. The road on W 5<sup>th</sup> N Street.

Senior City Planner Brenda Ellis read a letter that June Zilisch sent us with his concerns on the Bennett Ranch Station project. June owns property by Wolfe Pack Pellets, and she is concerned with the theft increasing, the rail line is a fire hazard and is not maintained.

**Public Hearing Closed**

Teran Mitchell and Dan Weitz spoke again addressing the concerns, this project is not section 8 housing. Not the highest density project, housing is needed from the meetings they have had with the city and military base. Traffic circle is designed for tractor trailer standards. The water was addressed. The sewer concern Dan Weitz proposed starting a new urban renewal district with those taxes they can invest in a sewer treatment plant.

There was a discussion about the school district.

There was a discussion about the traffic impact study that was submitted for this project.

There was a discussion regarding putting a road in for this project that will come over the railroad tracks and come out by McMurtry.

There was a discussion regarding the letter we received from Keller and Associates, and the information gave for the project. A new well will need to be put in for the water. With this project our sewer lagoons cannot hold what would come from this project.

There was a discussion about impact fees for this project.

Commission Member Phillip Mills made a motion to table the PUD till the next meeting and reopen the public hearing. Commission Member Cristina Drake second the motion. The vote is 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 – 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 on 1 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)

Tabled till next meeting on August 6<sup>th</sup>, 2024. During which time the public hearing will remain open.

**NEW BUSINESS**

\*None

**OLD BUSINESS**

\*None

**DEPARTMENT HEAD ITEMS**

\*None

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\* None

**ADJOURN**

Chairperson Kristopher Wallert adjourned the meeting at 8:00 p.m.

Chair

