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## AGENDA

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

**Monday, April 18, 2022, at 6:00 PM**

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*April 4, 2022

**III RECOGNIZING PERSONS NOT ON THE AGENDA**

**IV PUBLIC HEARING AND ACTION**

\*Action Item – Zoning Title Amendment – Mobile Food Concession Yard

Applicant – Jessica Schick

a request by Jessica Schick to consider changes to an ordinance of the City of Mountain Home, Idaho, amending Title 9, Chapter 9, by adding Section 29, 9-9-29: Mobile Food Concession Yard. This request would also require amendments to Title 9, Chapter 3, Section 2: Definitions to include Mobile Food Concession and Mobile Food Concession Yard and to Title 9, Chapter 7, Section 4, 9-7-4: Land Use Chart allowing Mobile Food Concession Yards in LO/R, C-1, C-2, C-3, C-4, I-1 and I-2 Zoning Districts with a Conditional Use Permit.

**Application: PZ-22-35**

\*Action Item – Conditional use Permit – Storage Facility

Applicant – Amanda Weimiller – United Metals

a request by United Metals in care of April Wiemiller on a Conditional Use Permit to allow for the development of a Storage Facility, in particular, R.V. Storage on an open lot located at 1145 Airbase Road. The proposed facility will consist of an Office, six fully enclosed storage facilities ranging in size from 10'x10' to 14'x45'. In addition, there will be 54, 14'x40' RV spaces with canopies, centrally located with pull-through access. The southerly portion of the 5-acre will be designated for excess storage and open for large equipment storage. The proposed project will also contain security fencing, security gate as well as an RV dump station. (RP03S06E352430)

**Application: PZ-21-80**

\*Action Item – R-4 Planned Unit Development

Applicant – Leap Housing

a request by Leap Housing for an R-4 Planned Unit Development. The parcels of land are located east of South 5th West Street, and approximately 279 feet south of West 12th South Street. The proposed Falcons Landing Planned Unit Development will provide one hundred and thirty-six units (136), consisting of one hundred and twenty (120) multi-family units and sixteen (16) single family-attached units. Amenities will include a central community building, BBQ picnic area, playground, sport court, community garden, bike station and walking path. The plat contains twenty-two lots consisting of a total of 8.39 acres. (RP03S06E365545, RP03S06E365550)

**Application: PZ-22-37**

\*Action Item – Preliminary Plat – Falcons Landing

Applicant – Leap Housing

a request by Leap Housing for an R-4 Planned Unit Development Preliminary Plat. The parcels of land are located east of South 5th West Street, and approximately 279 feet south of West 12th



South Street. The proposed Falcons Landing Planned Unit Development will provide one hundred and thirty-six units (136), consisting of one hundred and twenty (120) multi-family units and sixteen (16) single family-attached units. Amenities will include a central community building, BBQ picnic area, playground, sport court, community garden, bike station and walking path. The plat contains twenty-two lots consisting of a total of 8.39 acres. (RP03S06E365545, RP03S06E365550)

**Application: PZ-22-39**

**V NEW BUSINESS**

**\*None**

**VI OLD BUSINESS**

**\*Action Item** – Recommendation - 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** – Recommendation - 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** – Recommendation - 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** – Recommendation - 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** – Recommendation - 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** – Recommendation - 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**

**VII DEPARTMENT HEAD ITEMS**

- \*Monthly Building Permit Report – March
- \*Monthly Code Enforcement Report - March

**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**