



**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, September 17th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallert noted a quorum present and called the September 17, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallert, William Roeder, Cristina Drake, and Phillip Mills was over phone.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, and Legal Counsel Geoff Schroeder

MINUTES

*Action Item – Minutes, August 20th, 2024

Commission Member Cristina Drake motioned to approve the minutes for August 20th, 2024. Commission Member William Roeder 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

*None

NEW BUSINESS

*None

OLD BUSINESS

* **Action Items – Findings of Fact (PZ-24-27)- 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. (PRA00620000650 & RPA3S06E23015)

Commission Member William Roeder motioned to approve the findings of fact for PZ-24-27 for the application for Bennett Ranch Station PUD. Commission Member Rob McCormick second the motion. The votes are as follows: Commission Member Mills; aye, Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Wallert; aye. The motion passed by a unanimous vote.

*** Action Item – Findings of Fact (PZ-24-29) - 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. (PRA00620000650 & RPA3S06E23015)

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

There was a discussion regarding implementing the check list back into the planning and zoning commission process. The commissioners would be able to check and make sure the application has everything that is needed so they can make the decision or even start a discussion. Everyone agreed to bring the checklists back.

*** Discuss - Review Land Use Chart**

There was a discussion regarding tiny homes. R-4 zone is the only zone that does not require a minimum square footage for homes.

There was a discussion about new definitions for some of the dwellings on the land use chart.

There was a discussion about condominiums. Commercial and Residential condominiums. Condominiums are multiple residential or commercial units, and each unit is owned by different people. Legal Counsel Geoff Schroeder suggested using the Idaho State code to build our Condominium code.

There was a discussion regarding attached single family and townhouses. This then brought a discussion about mother in-law and father in-law suites. What would you classify that into? Single family attached and town homes are attached but owned by different people but attached and on two (2) different lots.

There was a discussion regarding accessory dwelling units.

There was a discussion regarding manufactured homes and mobile homes. The differences and where the parks or subdivisions would fit in in each zone. Manufactured homes should be on their own lot. Adding mobile homes park into the land use chart and adding a manufactured home definition.

A RV definition and adding code to the land use chart was discussed. RV parks and where they would be allowed. RV parks would have to get a Conditional Use Permit.

There was a discussion about conforming and non-conforming structures.

There was a discussion about dwellings in I-1 which is not allowed. The airport is in the I-1 zone. The question was asked if an airport hangar could have living quarters in the hangers so the pilots can rest. The City of Mountain Home owns the airport and has a say on what can be in the airport boundaries if it follows the code.

There was a discussion about Senior City Planner Brenda Ellis and City Planner Nicole Coffey and a commission member to join in with us to help narrow the land use chart and what needs to be updated and changed. Then we will present it to the commission members to vote on. Possibly have a joint session with the city council also.

DEPARTMENT HEAD ITEMS

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

ITEMS REQUESTED BY COMMISSIONERS/STAFF

- * None

ADJOURN

Chairperson Kristopher Wallert adjourned the meeting at 6:33 p.m.

Chair 