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## AGENDA

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

**Monday, May 2, 2022, at 6:00 PM**

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*April 18, 2022

**III RECOGNIZING PERSONS NOT ON THE AGENDA**

**IV PUBLIC HEARING AND ACTION**

**\*Action Item** – Annex and Zone R-4 Residential

Applicant – Copium Investments in care of Mason & Associates

A request to Annex & Zone to R-4 Residential a parcel of land approximately 4.09 acres and the entirety of West 12<sup>th</sup> South Street that fronts this parcel, located at what is currently addressed as 370 West 12<sup>th</sup> South Street. (RP03S06E363830)

**Application: PZ-22-06**

**\*Action Item** – Conditional Use Permit – Mobile Home Park

Applicant – Copium Investments in care of Mason & Associates

A request for a Conditional Use Permit to establish a new mobile home park to be located at what is currently addressed as 370 West 12<sup>th</sup> South Street. (RP03S06E363830)

**Application: PZ-22-11**

**\*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** – Rezone – C-3 to I-2

Applicant – Ken Stone

a request by Ken Stone to Rezone the parcels of land addressed as 950 Sunset Strip from C-3 General Commercial Zone to I-2 Heavy Industrial. (RPA3S06E260150, RPA3S06E260230)

**Application: PZ-22-42**

**\*Action Item** – Rezone C-4 to R-4 PUD

Applicant – Mark Taylor

a request by Mark Taylor in care of Matt Sanchi, for a rezone from a C-4 Heavy Commercial zone to an R-4 planned Unit Development (PUD), West 8<sup>th</sup> Townhomes PUD. The request would allow for a master planned development consisting of forty-two new single-family townhomes in five and six unit groups. The buildings will be three levels with a ground floor garage and two floors of living with a height of 35 feet. The homes will have a rear yard space and balcony. There will be



multiple outdoor common spaces for gathering and recreation, which include child pick-up/drop-off area, and walking path. The parcel for the Planned Unit Development is located between West 7<sup>th</sup> South Street and West 9<sup>th</sup> South Street and between South 5<sup>th</sup> West Street and South 3<sup>rd</sup> West B Street. (RPA3S06E363200) **Application: PZ-22-42**

**V** **NEW BUSINESS**  
**\*None**

**VI** **OLD BUSINESS**

**\*Action Item** – Recommendation - 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** – Recommendation - 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** – Recommendation - 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 existing 9-9-16: Home Occupation Standards with a Conditional Use Permit.

**Application: PZ-22-23**

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

**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**