



AGENDA

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

**Meeting will be held at the Mountain Home Police Department
At 2775 East 8th North Street**

**Live Stream Viewing: There will be no live stream for this meeting
<https://www.youtube.com/c/MountainHomeIdaho>**

Tuesday, September 17, 2024, at 5:30 PM

I ESTABLISH A QUORUM

II APPROVE MINUTES

*August 20, 2024

III RECOGNIZING PERSONS NOT ON THE AGENDA

IV CONFLICT OF INTEREST/EX-PARTE CONTACT DECLARATIONS

* 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)

* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting?

V PUBLIC HEARING AND ACTION

* None

VI NEW BUSINESS

* None

VII 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)

* **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)

* Discuss - Review Land Use Chart

VIII DEPARTMENT HEAD ITEMS

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

IX ITEMS REQUESTED BY COMMISSIONERS/STAFF

Application Checklists

X 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