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## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO 160 South 3<sup>rd</sup> East Street

Live Stream Viewing: <https://www.youtube.com/c/MountainHomeIdaho>

**Tuesday, April 1, 2025, at 5:30 PM**

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*March 4, 2025

**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**

**\* Action Item – Conditional Use Permit – Moreda**

A request for a Conditional Use Permit. Jim Lewis, on behalf of Tony Moreda has applied for Conditional Use Permit to allow for the use of a single-family dwelling in the C-4 Heavy Commercial Zone. The parcel is located on the South side of West 7<sup>th</sup> South Street, between South 3<sup>rd</sup> West B Street, and South 5<sup>th</sup> West Street, Mountain Home, Id. (RPA3S06E363185).

**Application: PZ-25-4**

**\* Action Item – Conditional Use Permit – Idaho Power**

A request to amend an existing Conditional Use Permit. Jeff Maffucio, on behalf of Idaho Power has applied to amend the existing Conditional Use Permit to add and operate a natural gas-fired facility and laydown area next to Idaho Power's existing Bennett Mountain Power Plant. Idaho Power will continue to operate at the existing site and will expand the facility to include the three parcels to the east of the existing site owned by Idaho Power. The applicant also requests also includes a waiver of the building height requirements, front setbacks, from the landscape requirements of the I-1 Light Industrial Zone. The parcels are located on Industrial Way, North of I-84, South of NE Veterinary Drive, and West of Highway 20, Mountain Home, ID. (RPA02000010030, RPA02000010040, RPA02000010050 and a portion of RPA3S07E197550)

**Application: PZ-25-3**

**VI NEW BUSINESS**

**\*Action Item-Preliminary Plat Extension Request – Axtell Subdivision**

Dan Sharp, of Noesis Engineering, on behalf of Sharolynn Hammond is requesting approval of a preliminary plat extension for Axtell Subdivision (PZ-24-7) Axtell Subdivision is a 55 and over subdivision proposed to consist of 40 lots, including 29 single-family lots, eight duplex lots, and three common lots. The development will provide a total of forty-five housing units at complete build-out.

**Application: PZ-25-5**

**VII OLD BUSINESS**  
**\*Discussion - Land Use Chart Proposed Changes**

**VIII DEPARTMENT HEAD ITEMS**  
\* Monthly Building Permit Report – February 2025  
\*Monthly Code Enforcement Report – February 2025  
\*Monthly GIS Report – February 2025

**IX ITEMS REQUESTED BY COMMISSIONERS/STAFF**

**X FINAL COMMENTS**

**XI 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.  
Anyone desiring accommodation for disabilities should contact the City Clerk's Office  
at 208-587-2104 by at least 9:00 AM the morning of the public meeting.**