



**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>

Tuesday, December 3rd, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the December 3, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallaert, William Roeder, and Phillip Mills. Cristina Drake was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, And Legal Counsel Geoff Schroder.

MINUTES

*November 19, 2024

Commission Member Rob McCormick made a motion to approve the November 19th, 2024, minutes. Commission Member William Roeder seconded the motion. All in favor; aye. 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

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

A request for a Conditional Use Permit by Jaya Littlewing with KM Engineering on behalf of Idaho Power has applied for a Conditional Use Permit for a new electrical substation. The proposed Sawmill Substation will be located on the West side of Mountain Home, East of Optimist Park, North of West 5th North Street and West of North Haskett Street, on a parcel of land approximately five (5) acres +/- (RPA3S06E263020) (PZ-24-57)

Jeff Maffuccio with Idaho Power and Conner Lindstrom with KM Engineering gave a presentation for the Idaho Power Sawmill Substation.

Public Hearing Open

Planning & Zoning Minutes

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Dan Weitz spoke giving an insight on the Idaho Power Property. He was the original owner of the property and owns surrounding properties around the Idaho Power Property. The lot that Idaho Power owns was sold originally about 3 years ago to Jag for a small brewery, taphouse. This proposal would fit in with the idea for Bennett Ranch Station. When sold to Jag a temporary vehicle access was issued which would be on Bennett Ranch Parkway until such a time Bennett Ranch Station was developed. Due to Bennett Ranch Station being denied it stopped the road called Hellens Way from being fully built. When Idaho Power bought the lot from Jag to build the substation Dan tried to oppose the project at the time. Once the ground was sold, he lost control of it. Which he was informed of beforehand but didn't think it would happen here. When operations spud approach Mountain Home Mike Mullins was the site selector for Marathon Cheese Packaging. He was looking for a site of 1 million square feet and would bring in 650 jobs it would have been the tractor supply distribution center that was moved to Nampa Idaho. We missed out of this opportunity due to ½ a megawatt of power. Dan owns the solar that plant that is North from the proposed site. Dan offered to use the solar plant to provide power to the distribution center, but Idaho Power said no. A few things that Jeff from Idaho Power said was wrong the site is on the East side of Bennett Ranch Parkway the power line is on the West side of Bennett Ranch Parkway approx. 101 feet. There is no easement to cross Bennett Ranch Parkway. Idaho Power has not approached him about buying an easement or offering one. Dan did offer Idaho Power two alternative sites that would be on the West side of the existing powerline at no cost to them there would be a land swap which then an easement would be given to connect. In the development agreement that was signed with the City of Mountain Home all utilities have to be buried. Dan said his offer still stands to swap them lots 5-acres for 5-acres that would be on the West side of the powerline which then Idaho Power could connect and would give them at no charge to them an easement. One reason why he did this which was in writing and in several meetings was because Idaho Power will tout eminent domain ability there as long as he provided them an avenue to minimize the impact of the site eminent domain is not available to them. That is the reason why they gave Idaho Power those two options. In a week or so there will be a conversation about revisiting the development of Bennett Ranch Station which if approved will bring back the construction of the Hellens Way Road. As of on now Idaho Power has no access to the line they can build the substation but cannot connect to the line Dan will not give them a easement there to connect that substation there either in or out it is not going to happen there and the reason for that is he has 864 apartments directly across the street from it but if we could move the substation up towards the solar part he would happily and that is where they proposed two different sites up there it wouldn't have access onto Bennett Ranch Parkway there will be as we develop the industrial site Bennett Ranch Parkway is a five lane road which they already laid the base down for that there will be no access other than Hellens Way. Dans proposal would be to still swap land with Idaho Power a 5-acre lot for a 5-acre lot at no cost to them and give them an access easement and give them a waiver that they have to bury the lines provided the city approves that as well. They heighten the power poles Idaho Power has a blanket easement on the West Side of the power lines there is no easement for a new power line so they will have to get an easement as they heighten the poles, they have to have a wider easement if something happens if the poles come over, they would be outside the existing easements. Dan asks that they commit through the substation to an X amount of power available to the Industrial Park even if it is the 8.5 megawatts theoretically, he could go to standard solar he works with them all the time and pull that away. Dans proposal to the Planning and Zoning Commission is to table this to maybe late February and Idaho Power can come to him with the city and put our heads together and come up with something workable. As it is right now it can be permitted and can build it but cannot connect to the powerline.

Public Hearing Closed

Jeff with Idaho Power and Conner with KM Engineering came back up and spoke this substation would provide 120 megawatts of capacity with the full buildout. One transformer provides 20 megawatts. When working with a real estate agent when they purchased the land the easement, they have from the transmission line allows for their own access needs. The easement being wide enough to support the transmission line they would provide all the information about the easement if that is a condition of approval.

There was a discussion about easements.

There was a discussion about a waiver for any landscaping they do not wish to connect up to any water service or provide any landscaping provided at that site. If future development does take place around the site Idaho Power is willing to work with city staff to put in landscaping.

There was a discussion regarding if the conditional use permits meet the requirements.

Commission Member Rob McCormick made a motion to approve the conditional use permit with the condition of the landscaping later on if necessary to provide the buffer for future development as part of the agreement. Commission Member William Roeder second the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Mills; aye, Commission Member Wallaert; aye. The motions passed by a unanimous vote.

CANCELLED PUBLIC HEARINGS AND ACTION ITEMS:

The following items, tabled from the October 15th and November 19th meetings, have been cancelled as the applications were withdrawn at the request of the Applicant.

***Action Item – Annex and Zone R-4 – Open Door Rentals/Endurance Holdings
Tabled from October 15, 2024, and November 19, 2024
(PZ-24-50)**

***Action Item – Rezone to R-4 Planned Unit Development – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings Tabled from October 15, 2024, and November 19, 2024
(PZ-24-49)**

***Action Item – Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings Tabled from October 15, 2024, and November 19, 2024**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance (PZ-24-51)

NEW BUSINESS

*None

OLD BUSINESS

* None

DEPARTMENT HEAD ITEMS


*None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*Meeting with City Council

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:07 p.m.


Chair