



AGENDA

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

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

Tuesday, April 15, 2025, at 5:30 PM

I ESTABLISH A QUORUM

II APPROVE MINUTES

*March 18, 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

* None

VI NEW BUSINESS

*None

VII OLD BUSINESS

Action Item – Findings of Fact - 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 7th South Street, between South 3rd West B Street, and South 5th West Street, Mountain Home, Id. (RPA3S06E363185).

Application: PZ-25-4

*** Action Item – Findings of Fact - 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

***Discussion - Land Use Chart Proposed Changes**

VIII

DEPARTMENT HEAD ITEMS

- * Monthly Building Permit Report – March 2025
- *Monthly Code Enforcement Report – March 2025
- *Monthly GIS Report – March 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.**



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

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the April 1, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, Cristina Drake, and Kristopher Wallaert.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey. Legal Counsel Paul Fitzer was in attendance by phone.

MINUTES

*March 4, 2025

Commission Member Rob McCormick made a motion to approve the March 4, 2025, 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

Chairperson Kristopher Wallert amended the agenda to move New Business before the Public Hearing and Action. Commission Member William Roeder made a motion to amend the New Business Agenda item and put before the Public Hearing and Action. Commission Member Rob McCormick second the motion. All in favor; aye. The motion passed by a unanimous vote.

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

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

Commission Member William Roeder made a motion to approve the Preliminary Plat Extension request by Axtell Subdivision in care of Dan Sharp. Commission Member Rob McCormick second the motion. The vote go as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Wallaert; aye. The motion passed unanimously.

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 7th South Street, between South 3rd West B Street, and South 5th West Street, Mountain Home, Id. (RPA3S06E363185).

Application: PZ-25-4

Public Hearing Open

Jim Lewis came up and spoke he is the contractor for the project and wanted to give so more information. The property is behind Thrifty Auto on 7th Street.

Public Hearing Closed

Commission Member Cristina Drake made a motion to approve application PZ-25-4 a Conditional Use Permit to allow a single-family dwelling in a C-4 heavy commercial zone. Commission Member Rob McCormick second the motion. The vote go as follows: Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member McCormick; aye, Commission Member Wallaert; aye. The motion passed unanimously.

*** 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

Jeff Maffucio and Trevor Mahlum with Idaho Power spoke regarding the project. There was a presentation regarding the proposed gas plant. They are asking to get a variance regarding the height of the exhaust pipes to 90 ft. Idaho Power mainly uses hydro plants to create power, but they cannot build anymore hydro plants, so they are having to look into other options to create power. This project is a proposal not a planned project. Natural gas is low cost and can quickly get the power back on. This plant would have serval gas engines like is provided in the cars. The plant would not be used full time. They could not test the sound on the existing Bennett plant, but Idaho Power did reach out to the manufacturer to get information on how loud this plant could be and what they could do to decreases the sound. Idaho Power did their own public outreach and sent invitations to businesses, they did call and speak to customers and listened to their concerns and thoughts.

Public Hearing Opened

Chuck Ceccarelli who built and owned IWS which is right next to the Idaho Power property for the proposed gas plant. Chuck is not in favor on the project for multiple reasons. Chuck put LED lights on one side of his building which with the new Idaho Power plant would block the building from being seen from the freeway. Chuck owns 26 acres of land that he cant discuss the details per a non-discloser agreement, the power plant would kill the project. On the back side of the IWS building the employees

have a balcony that they can use and play cornhole, eat lunch, they have a workout center all of this looking out towards the Bennett Mountains. This plant would block all views. Chuck is worried and says he does not have enough information on the size and the sound coming from the proposed plant.

Conner Dyer spoke supporting Chuck and his concerns.

Public Hearing Closed

Idaho Power came back up to address the concerns. There are many different ways to address the sound coming from the plant.

There was a discussion regarding the landscaping.

There was a discussion regarding the bidding process within Idaho Power.

There was a discussion regarding the cost of power in Mountain Home.

There was a discussion going back to the sound levels.

Commission Member Cristina Drake motioned to approve application PZ-25-3 to amend an existing Conditional Use Permit to expand the existing gas fire plant North of I-84 located in Industrial Way with a variance of the building height setback and landscaping for a I-1 zone. With the condition that they follow the guidelines that they themselves presented to us in their presentation today April 1st, 2025. Specifically for the sound decimals and the fencing requirements for the City of Mountain Home. Commission Member Rob McCormick second the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Wallaert; aye. The motion passed by a unanimous vote.

OLD BUSINESS

***Discussion - Land Use Chart Proposed Changes**

The Land Use Chart discussion has been tabled to the April 15th, 2025, meeting.

There was a discussion regarding the vacant Planning and Zoning seat.

DEPARTMENT HEAD ITEMS

- * Monthly Building Permit Report – February 2025
- *Monthly Code Enforcement Report – February 2025
- *Monthly GIS Report – February 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

- *Paper copies of the packet.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:45 p.m.

Chair

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:)	
)	
CUP: PZ-25-4)	
Applicant:)	DECISION AND
Jim Lewis)	RECOMMENDATION
%Tony Moreda)	
)	
)	
)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on the 1st day of April, 2025, for a public hearing, held pursuant to public notice as required by law, on a request for a conditional or special use permit by Jim Lewis, on behalf of Tony Moreda, to allow a single-family dwelling in a C-4 Heavy Commercial Zone, The parcel is located on the South side of West 7th South, between South 3rd West B Street, and South 5th West Street, Mountain Home, Elmore County, Idaho. This parcel contains approximately 0.344 acres. The Commission having heard from the applicant in support of the application and no property owners appearing in opposition to the requested use, the Commission being fully advised in the matter, issues the following:

FINDINGS OF FACT

1. The applicant has applied for a conditional or special use permit for a single-family dwelling to be allowed in a C-4 Heavy Commercial Zone. The parcel identified as parcel RPA3S06E363185, is legally described in Exhibit A, Mountain Home, Elmore County, Idaho.

2. The applicant intends to develop the parcel as shown on the proposed preliminary site plan. (See Attachment B)
3. Notice of public hearing has been given as required by law.
4. The property in question is zoned C-4, Heavy Commercial pursuant to the zoning ordinance of the City of Mountain Home. The property is designated as Urban Development/Transition the duly adopted Comprehensive Plan.
5. The existing land uses in the immediate area of the property in question are Commercial to the North, and residential to the east, west, and south, including single-family homes, multi-family homes, and an approved PUD that has not yet been developed.
6. Recommended development standards of the parcel are R-4 Residential.
7. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-10, 9-7-4, 9-17-1(C) and Idaho Code § 67-6512(d).
8. The proposed conditional use will, in fact, constitute an allowed conditional use in that zone, as determined by the Land Use Chart in Chapter 4 of Title 9 of the Mountain Home City Code.
9. The proposed conditional use will be in accordance with goals and objectives of the Comprehensive Plan and with all the applicable provisions of the Zoning Ordinances.
10. The proposed conditional use will be designed, constructed, operated, and maintained to be harmonious with the existing or the intended character of the general

vicinity and that such use and/or expansion will not change the essential character of the same area.

11. The proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.

12. The proposed conditional use will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water, and sewer or that the person or entity responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.

13. The proposed conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

14. The proposed conditional use will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors.

15. The proposed conditional use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

- i. Sidewalks are recommended to be constructed upon development of the parcel.

16. The proposed conditional use will not result in destruction, loss, or damage of a natural or scientific feature of major importance.

The Mountain Home Planning and Zoning Commission has applied the applicable state statutes and City ordinances to the facts stated above and based on that makes the following conclusions:

CONCLUSIONS OF LAW

1. The action taken herein does not violate Title 67, Chapter 80 Regulatory Takings of the Idaho Code.
2. Subject to the above, the applicant has met the requirements of Mountain Home City Code Section 9-17-1(C) for a conditional use permit as shown above in the findings.
3. Subject to the site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
4. The applicant shall acquire and begin the construction associated with the conditional use permit request within one year from the date of issuance per City Code 9-17-1 (H), unless a one-year extension has been requested in writing and granted by the City Council.
5. The Planning and Zoning Commission voted 4-0 to recommend approval.

Based on the forgoing findings and conclusions, the Mountain Home Planning and Zoning Commission hereby enters its decision and makes its recommendation as follows:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission of the City of Mountain Home hereby recommends to the City Council of the City of Mountain Home that the application for a conditional use permit by Jim Lewis, on behalf of Tony Moreda for a single-family dwelling to be constructed and to be located on West 7th South Street, on Parcel RPA3S06E363185, Mountain Home, Idaho, be granted, subject to the above requirements.

DATED this 15th day of April 2025.

MOUNTAIN HOME PLANNING AND ZONING COMMISSION

Chair

ATTEST: _____
Secretary

Attachment A-Legal Description

Legal Description

Parcel 2

A parcel of land being all of quitclaim deed instrument No. 504488 recorded in the Elmore County Recorder's Office and a portion of the NW1/4 NW1/4 of Section 36, Township 3 South, Range 6 East, Boise Meridian, Mountain Home, Elmore County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4 NW1/4;

Thence S 00° 01' 48" E., 480.66 feet along west boundary of the NW1/4 NW1/4 to the southerly right of way of 7th South St;

Thence S 89° 57' 38" E., 312.59 feet along the southerly right of way of 7th south street to a point monumented with a found ½" Iron pin;

Thence S 89° 57' 38" E., 64.81 feet along the southerly right of way of 7th south street to the POINT OF BEGINNING;

Thence S 89° 57' 38" E., 64.81 feet along the southerly right of way of 7th south street to a found ½" iron pin with plastic cap PLS 4116 marking the centerline of the vacated street;

Thence S 00° 01' 24" E., 231.37 feet along the centerline of the vacated street;

Thence N 89° 57' 38" W., 64.80 feet parallel with the southerly right of way of 7th south street;

Thence N 00° 01' 36" W., 231.37 feet to the POINT OF BEGINNING.

This parcel contains 0.344 acres more or less

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.

Hand-drawn site plan of a property at 390 W. 7th. The plan shows a main house with a front porch, living room, kitchen, two bedrooms, and a bathroom. A 13' walkway leads from the front porch to a garage. The garage is adjacent to a utility room and a covered patio. A driveway leads to the garage. The property is bounded by a city street to the north, a city property line to the east, and a property line to the south. A garden area is located south of the house. Dimensions are provided for various areas and setbacks.

Key features and dimensions:

- Property Address:** 390 W. 7th
- City Street:** 64' wide
- City Property Line:** 12' from street
- Property Line (331'):** 5' from street
- Future Side Walk:** 5' wide
- House Dimensions:**
 - Front Porch: 12' x 12'
 - Living Room: 12' x 12'
 - Kitchen: 12' x 12'
 - Bedroom: 12' x 12'
 - Bedroom: 12' x 12'
 - Bath: 12' x 12'
- Garage:** 12' x 12'
- Utility Room:** 12' x 12'
- Covered Patio:** 12' x 12'
- Driveway:** 12' wide
- Garden Area:** 36' x 10'
- Back Yard:** 12' x 10'
- Setbacks:**
 - Front: 5' (Property Line), 12' (City Property Line)
 - Side: 12' (City Property Line)
 - Back: 12' (City Property Line)

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:)	
)	
CUP: PZ-25-3)	
Applicant:)	DECISION AND
Jeff Maffuccio)	RECOMMENDATION
%Idaho Power)	
)	
)	
Applicant.)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on the 1st day of April, 2025, for a public hearing, held pursuant to public notice as required by law, on a request to amend a conditional or special use permit by Idaho Power, to expand the site, allowing for an additional Gas Fired Power Plant (Bennett Mountain) located on NW Industrial Way, Mountain Home, Elmore County, Idaho. The site is in a I-1 Light Industrial Zone, the applicant also requesting a variance of the building height standards, setbacks, and landscaping. The site will consist of the existing gas-fired plant (existing CUPs 2002, 2003, 2005), with construction to start within two years on the proposed expansion.

The Commission having heard from the applicant in support of the application and two (2) persons appearing to speak regarding the application. The Commission being fully advised in the matter, issues the following:

FINDINGS OF FACT

1. The applicant has applied to amend an existing conditional or special use permit to develop, build, and operate an additional gas fired plant, on property owned by Idaho Power, (RPA02000010030, RPA02000010040, RPA02000010050), and includes

their existing site that is leased from the City of Mountain Home (a portion of RPA3S07E197550), to be located on Industrial Way, legally described in Exhibit A, Mountain Home, Elmore County, Idaho.

2. The Owner of the real property for which a conditional use permit is sought has requested so in writing. (Narrative Exhibit B)

3. The proposed Power Plant will consist of exiting site already permitted, and include an additional gas fired power plant. The project and site will include two (2) Laydown yards, the existing plant, proposed project will consist of nine (9) 18.6 MW reciprocating internal combustion engines, with a nominal output of 167 MW. The facility will also include auxiliary equipment such as transformers, air-cooled heat exchangers, emission controls, and administration/control buildings, and be fully fenced. The project will interconnect to the existing Bennett Mountain Substation, and the existing transmission lines. (Site Plan Exhibit C).

4. Notice of public hearing has been given as required by law.

a. Two (2) citizens spoke regarding the application siting:

Citizen one:

- i. A proposed future development will not go for it.
- ii. Will be unsightly view from their balcony.
- iii. Was not called by Idaho Power.

Idaho Power held a Public Meeting at the Elks Lodge, contacted neighboring property owners, and sent letters as required.

- iv. Owns four (4) properties in location.

v. Size of the Power Plant.

vi. Sound.

Idaho Power would use a combination of sound-buffering measures like acoustic barriers, vibration isolation, silencers, and sound-absorbing materials to Height. The engine building incorporates noise dampening equipment. Code allows 90 decibels in I-1 zone. Commission recommended as shown in presentation.

(Exhibit D)

vii. Request postponing of decision.

viii. Financial blow to income.

ix. Better use of site.

Citizen 2

i. Confirmed the adjacent property owner parcels and structures were well kept.

ii. Concerned about consistent sound being affecting hearing.

iii. Concerned about sales for In the Ditch because of noise.

5. The property is zoned I-1, Light Industrial pursuant to the zoning ordinance of the City of Mountain Home. The property is designated as Light Industrial in the duly adopted Comprehensive Plan.

a. 9-7-4 Land Use Chart – Energy Production Facility is a Conditional use in an I-1 Industrial Zone.

6. 9-7-8: Zoning Schedule of Bulk and coverage controls allows for a 30' front yard setback, Rear and Interior side setbacks are N/A, Maximum building height is 60', and minimum street frontage is N/A.

- a. Applicant is seeking allowance for 90' for the exhaust stack heights to minimize impact of emissions.
 - b. A 20' front setback to allow for full utilization of the property.
- 7. 9-11-2 Landscaping applicability shall be required in buffer yards. 9-11-4 design criteria landscape shall be compatible with the character of the proposed development and surround areas to reinforce neighborhood identity. 9-11-8: Buffer Yard Landscaping. Buffer Yards are located along the perimeter of a lot. Buffer yards can include plantings, fences, berms, or a combination of these, to reduce unwanted noise, views, and pollutants. Front buffer yard landscape areas shall meet the following requirements:
 - a. one tree and ten shrubs per fifty linear feet.
 - a. The applicant is seeking a deviation from the landscape ordinance. Applicant will keep the setback area between the fence and road graveled and weed-free. This request is consistent and compatible with the character of the surrounding area. (Exhibit E)
- 8. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section:
 - a. 9-9-22, 9-17-1(C) and Idaho Code § 67-6512(d).
- 9. The existing land uses in the immediate area of the property in question are Industrial.
 - a. IWS Sales, Mountain Home Ranger District, In the Ditch Towning Products, Inventive Products, and UPS.

10. The proposed conditional use will, in fact, constitute an allowed conditional use in that zone, as determined by the Land Use Chart in Chapter 4 of Title 9 of the Mountain Home City Code.

11. The proposed conditional use will be in accordance with goals and objectives of the Comprehensive Plan and with all the applicable provisions of the Zoning Ordinances.

- a. Suitable Infrastructure is key to successful economic development.
- b. Ensure population growth does not outpace ability to provide services.
- c. Light industrial designations Intent is to provide clean industrial use, like warehousing, technology, manufacturing within enclosed buildings and heavy manufacturing such as processing plants and manufacturing.
- d. Smart growth principles tying development approvals to availability of infrastructure, both existing and proposed.
- e. Public utilities, facilities, and services are necessary for the overall health, safety, and welfare of the community. A growing population will necessitate the need for new and expanded utilities, facilities, and services.
- f. Ensure adequate utility services are provided to the community, allow additions to and improvements of utility facilities to occur at a time and in a manner sufficient to serve projected growth. Plan for expansion of critical public services in advance of population growth. Plan for utility facilities in a manner consistent with and complementary to the utility companies public service obligations. Designate the general locations of existing and proposed electric utility facilities and corridors.

- g. encourage Idaho Power to make additions to an improvements of electric utility facilities that provide adequate capacity for projected growth. The Public Service objectives is to work with Idaho Power to promote the development of energy services and public facilities to meet public needs. To encourage the enhancement of the electrical system capacity and reliability

12. The proposed conditional use will be designed, constructed, operated, and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area.

- a. The area is industrial by zone and the existing CUP is for a Gas Fired Plant. The proposed use is also a gas fired plant only larger in scale.

13. The proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.

14. The proposed conditional use will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water, and sewer or that the person or entity responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.

- a. Access to site is from Industrial Way. Water and sewer service is already connected to the exiting site and one parcel that is part of the expansion. Site is located within the City Limits allowing for access to fire and police protection. Stormwater shall be retained on site.

15. The proposed conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

16. The proposed conditional use will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors.

17. The proposed conditional use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

a. The development will have access to the site from Industrial Way.

18. The proposed conditional use will not result in destruction, loss, or damage of a natural or scientific feature of major importance.

The Mountain Home Planning and Zoning Commission has applied the applicable state statutes and City ordinances to the facts stated above and based on that makes the following conclusions:

CONCLUSIONS OF LAW

1. The action taken herein does not violate Title 67, Chapter 80 Regulatory Takings of the Idaho Code.

2. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-10: Public Hearing Procedure, 9-7-4: Land Use Chart, 9-9-22: Power Plant/Energy Production/Utility Transmission Facilities, and 9-17-1: Conditional Use Permits.

3. The Planning and Zoning Commission voted 4-0 to recommend approval of the proposed Conditional Use Permit Based on the forgoing findings and conclusions, the Mountain Home Planning and Zoning Commission hereby enters its decision and makes its recommendation as follows:

4.

DECISION AND RECOMMENDATION

The Planning and Zoning Commission of the City of Mountain Home having reviewed the staff report, applicant narrative, site plan, and having considered the presentation of the applicant and additional testimony, hereby recommends to the City Council of the City of Mountain Home that the application (PZ-25-3) to amend an existing conditional use permit to extend the existing gas fired plant by Idaho Power to be constructed and operated on the parcels located on Industrial Way, Mountain Home, Id. (RPA02000010030, RPA02000010040, RPA02000010050, and a portion of RPA3S07E197550), and the requested variances for height, setbacks, and landscape, be granted, subject to the above requirements along with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Idaho Department of Environmental Quality (IDEQ) approvals, and any other State and Federal regulations.
3. Following the guidelines presented specifically for the sound decibel operations.
4. Laydown yards be screened from view.

DATED this 15th day of April 2025.

**MOUNTAIN HOME PLANNING AND
ZONING COMMISSION**

Chair

ATTEST: _____
Secretary

Exhibit A – Legal Description

LEGAL DESCRIPTION:

Lots, 3, 4, 5, Block 1, Mountain View Industrial Park #1, and

A parcel of land lying in a portion of the NW¼ of the SW¼ of Section 19, T.3S., R.7E., 8.M., Mountain Home, Elmore County, Idaho, said parcel being more particularly described as follows: Commencing at the Brass Cap marking the ¼ corner common to Section 19 and 20, T.3S., R.7E., B.M., Mountain Home, Elmore County, Idaho; thence S.89°55'44"W. 2,618.44 feet to an iron pin marking the Center¼ corner of said Section 19; thence N.89°55'44"E. 565.78 feet; thence S.00°04'16"E. 35.00 feet to an iron pin marking the Northwest corner of Lot 5, Block 1, Mountain View Industrial Park Subdivision No. I, records of the Elmore County Recorder, Mountain Home, Idaho, said point being the **Point of Beginning**; Thence S. 00°04' 16"E. 522. 96 feet to a point of beginning of curve; Thence along a curve to the left 98.65 feet, said curve having a delta of 66°29'50", a radius of 85.00 feet, tangents of 55.73 feet and along chord of 93.21 feet which bears S.31 °41 '24"W. to a point of tangent; Thence S.01°33'31"E. 188.47 feet to the Southwest corner of Lot 5, Block 2, said Mountain View Industrial Park Subdivision No. 1; Thence S.88°26'29"W. 500.27 feet to a Meridional Center Line of said Section 19; Thence N.01°32'25"W. 803.87 feet along said Meridional Center Line; Thence N.89°55' 44"E. 564.88 feet to the **Point of Beginning**, said parcel containing 9.88 acres. **Subject To:** Any Right-of-Way and/or Easements of record or in use.



Detailed Letter of Explanation, Request for Conditional Use Permit and Variance, Idaho Power Bennett Mountain Power Plant Expansion Project

The information below describes Idaho Power's request for a Conditional Use Permit to develop, build, and operate a natural gas-fired facility next to Idaho Power's existing Bennett Mountain Power Plant. Idaho Power is also requesting a Variance for multiple factors that are described below. The proposed project is on 10-acres of recently purchased property in Mountain Home's Mountain View Industrial Park. This facility will provide a new source of energy to meet peak customer demand in the local area. This narrative is organized to explain the Idaho Power's position in accordance with the City of Mountain Home's standards for conditional use permits.

Project Background

Idaho Power proposes the Bennett Mountain Power Plant Expansion Project (the "Project") as a new system generation resource to continue our tradition of providing safe, reliable, and affordable energy to more than 640,000 customers, including homes, farms, ranches and businesses in Mountain Home, Elmore County, and across the Treasure Valley.

[Title 61 of Idaho State Code](#) requires Idaho Power to provide "adequate, efficient, just, and reasonable" service on a nondiscriminatory basis to all who request it within the company's service area. The energy needs for Idaho Power to reliably serve its customers across southern Idaho and eastern Oregon could grow by 2.1% per year over the next 20 years a growth percentage that continues to increase as a result of significant new residential, commercial, and industrial development in our service, combined with an increased energy use per customer through electrification.

Every two years, Idaho Power develops an [Integrated Resource Plan](#) (IRP) that examines the company's projected need for additional generation resources over the next 20 years. The IRP analysis includes robust modeling to determine which resources will balance reliability and cost. Idaho Power ultimately submits its IRPs to the Idaho Public Utility Commission (IPUC) and the Public Utilities Commission of Oregon (OPUC) for regulatory review and acknowledgement. As Idaho Power considers the results from the 2023 IRP, combined with projected growth and other known changes on its system, there is a strong need for new generation resources – including a mix of wind and solar, batteries, and fast-ramping and flexible natural gas resources – to ensure customers' future energy needs are met.

As a result of the need to secure new generation to support growth, Idaho Power issued an (RFP) for generation resources with an online date of 2029 and beyond. Idaho Power has developed a prescriptive RFP process which follows the [Oregon Public Utility Commission Competitive Bidding Rules](#) to ensure Idaho Power ultimately selects the lowest-cost, lowest-risk resources required to meet its system needs. The proposed Bennett Mountain Project is within the group of projects being evaluated for 2029 in-service date, and the initial shortlist is expected to be published in April 2025. Any projects chosen from the RFP may be subject to approval of a Certificate for Public Convenience and Necessity (CPCN) by the IPUC and OPUC.

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Project Description

Idaho Power plans to develop, build, and operate the Project on property the company owns along the northside of Industrial Way (Parcels RPA02000010030, RPA02000010040, and RPA02000010050). Idaho Power also requests the existing Bennett Mountain Power Plant, located on property leased from the City of Mountain Home (Parcel RPA3507E197550), be included in this Application to have one permit for both facilities. The Project will interconnect to Idaho Power's existing Bennett Mountain Substation, avoiding the need to cross public or private lands, and utilizing the existing transmission lines that are to the north of the current and new properties.



Figure 1. Aerial image of proposed Project site plan in relation to existing Bennett Mountain Power Plant.

Project Approvals

Idaho Power requests this Conditional Use Permit (CUP) as an initial step in developing the Project. Idaho Power must also apply to the Idaho Department of Quality (IDEQ) for a Permit to Construct (PTC). The PTC includes air dispersion modeling of the emission points, validating that the ambient air quality is not significantly degraded by the project. The National Ambient Air Quality Standards (NAAQS) set thresholds that must be met by the project to obtain an operating permit. In addition, the PTC will identify operating conditions that the Project must adhere to, along with compliance and monitoring protocols to verify continuance compliance with the applicable air quality regulations.

Idaho Power is pursuing this CUP before the PTC to ensure the Project, as presented herein, is acceptable to the City of Mountain Home. If the CUP is approved by the city, Idaho Power plans to submit the PTC application in the Summer of 2025. Idaho Power expects that IDEQ will need one (1) year to review and approve the PTC application. Following the issuance of the PTC, construction could start within a two-year period, targeting completion of the Project no later than 2029. Idaho Power is open to providing a copy of IDEQ's PTC for the City's records.

Project Details

The Project is strategically sited next to the existing Bennett Mountain Power Plant, which allows the Project to leverage existing infrastructure including the substation, transmission lines and natural gas pipeline. The proposed Project consists of nine (9) 18.6-megawatt (MW) reciprocating internal combustion engines (RICE) for a nominal facility output of 167 MW - enough energy to serve an average of 60,000 homes during peak summer hours. The engines will be manufactured by Wärtsilä, a Finnish company recognized as a global leader in the construction and operation of RICE facilities. The facility would also include auxiliary equipment such as transformers, air-cooled heat exchangers (radiators), emission controls, and administration/control buildings.

The engines planned for this Project can ramp up within five (5) minutes, generating between 10 MW and 167 MW with any combination of the engines to meet the system demand. Engines can be started and stopped rapidly, providing a flexible and fast-ramping resource to balance Idaho Power's system. This type of generation resource is an ideal complement to the variable resources – including wind and solar – that Idaho Power has added to its system over the past several years, which are less predictable and dependent on weather conditions.

Economic Benefits to the City of Mountain Home

As we have demonstrated over our nearly 110-year history, Idaho Power is deeply committed to being a strong partner with the City of Mountain Home. Initial calculations suggest this Project will increase Idaho Power's annual tax payments to the city by over \$350,000 annually. Over the past 20 years, Idaho Power has safely operated the existing Bennett Mountain Power Plant and has been a good neighbor to nearby businesses. During construction, this project will bring upwards of 200 specialized trades professionals to Mountain Home who will support local community businesses. Idaho Power expects that up to six (6) employees will be hired to augment the existing team operating nearby power plants.



Figure 2. Example of a Wärtsilä reciprocating internal combustion engine facility near Wausau, Wisconsin.

Considerations of Conditional Use Permit Request

Mountain Home City Code (9-9-22: Power Plant/Energy Production/Utility Transmission Facilities and 9-7-4: Land Use Chart) requires this Project obtain a Conditional Use Permit as this Project is a power plant requesting to be located in a Light Industrial Zone. The information below provides more clarity that this Project will be operated in compliance with all City, State and Federal regulations. This Project will be managed to not be a nuisance, hazard or adversely affect the health, safety, or general welfare of the community. As part of this Conditional Use Permit request, a Variance for exhaust stack heights is being requested to further minimize impacts of emissions as defined in the Mountain Home City Code.

Natural Gas Operations

Idaho Power has a long history of successfully developing, constructing, and operating natural gas facilities, including the Danskin and Bennett Mountain projects located in Mountain Home, reliably powering homes, and businesses. Dispatchable resources, meaning they are available to generate on demand, regardless of ambient conditions. The immediate availability of the energy ensures Idaho Power's electrical grid remains robust and reliable when needed most, reliably powering homes and businesses.

Natural gas power plants are very energy dense when compared to solar or wind generation and can generate thousands of megawatt hours per year.

Energy Density Comparison	
Natural Gas Plant	0.06 acres per MW
Solar Farm	6 acres per MW
Wind Farm	40 acres per MW

Dimensional Standards

Mountain Home City Code (9-7-6J: Light Industrial Zone and 9-7-8: Bulk and Coverage Controls) requires development in the Light Industrial zone to maintain a 30-foot road frontage setback, along Industrial Way. Idaho Power intends to request a **Variance of the setback along Industrial Way to 20 feet** for full utilization of the property. Since the property is not adjacent to a residential zone, no rear or side yard setbacks are required. The Mountain View Industrial Park Subdivision maintains a 10-foot public utilities easement at the front and rear of the properties, and 5-feet on each side of the properties.

The maximum allowed height is 60-feet; however, Idaho Power will request a **Variance for exhaust stack heights of up to 90-feet**. Taller exhaust stacks result in better air dispersion, minimizing emissions impact in the surrounding areas. Idaho Power has performed preliminary air dispersion modeling with 60-foot exhaust stacks with successful results; however, shorter stack heights prevent optimization of equipment arrangement and operating conditions. Idaho Power is open to further discussions on the allowable height from the Variance.

Views

The natural topography allows this Project to be sited out of the viewshed of most residences in Mountain Home. The Project will be partially shielded by the existing facility to the west, and the manufacturing businesses to the south. Idaho Power recognizes the exhaust stacks and portions of the building will be visible from major transportation corridors and will apply measures to minimize glare.

Idaho Power requests a **Variance to landscape requirements**, found in Mountain Home City Code 9-11-IL, along Industrial Way frontage. Most properties adjacent to this project do not currently have a landscape in place, including the existing Bennett Mountain Power Plant and the manufacturing facilities across the street. Idaho Power will keep the setback area between the fence and road graveled and weed-free.

Fire and Safety

The Project will be designed with robust safety systems, including fire protection, natural gas detection, and security to remotely monitor the facility, along with on-site operations staff. The grounds around the facility will be covered with gravel and kept weed-free to reduce fire risk. Just like the existing Bennett Mountain Power Plant and other Idaho Power facilities located in Mountain Home, Idaho Power will continue to work with Mountain Home Fire Department and other emergency response agencies on fire and emergency response plans at this Project.

Sound

Transformers, engines, and other equipment associated with the Project should not noticeably increase existing ambient sound levels. Transformers are a typical sound source at electrical substations and other Idaho Power facilities. The Bennett Mountain Power Plant has been in operation for 20 years without any concerns as this existing facility is located in an industrial area away from noise-sensitive receptors (homes). The Project may create additional sound, but Idaho Power plans to use a combination of noise-reduction measures like acoustic barriers, vibration isolation, silencers or mufflers, and sound-absorbing materials to reduce sound to levels that complies with Mountain Home City Code 7-7-4 and 7-7-5.

Solid Waste

On-site dumpsters to support construction dumpsters will be obscured from public view and managed by a construction contractor to ensure regular removal of trash and debris. Once the Project is operational, dumpsters will be removed, and Idaho Power will remove any solid waste using local services or transfer it to Idaho Power's Investment Recovery and Materials Salvage facility (11900 Franklin Road, Boise) for recycling and processing.

Lighting

The facility will have LED lighting on the exterior of buildings, as well as light posts around equipment and access roads that comply with Mountain Home City Code 9-19A-1-6. The downward-facing lighting will include hoods to minimize far-field impacts. Idaho Power is open to discussions with the city to refine lighting locations and styles to reduce any further impacts to the surrounding area.

Conditional Use Permit General Standards

Mountain Home City Code 9-17-1C includes general standards applicable to all Conditional Uses. Below are responses that show evidence this Project is consistent with the City's standards:

1. *Will, in fact, constitute an allowed conditional use in that zone, as determined by the use chart in chapter 7 of this title.*

Idaho Power's property is zoned *Light Industrial (I-1)* and is conditional for an energy production facility (Mountain Home City Code 9-7-4). The Project plan and design is intended to meet or exceed the requirements for the requested use and includes mitigation measures to minimize the potential impacts to adjacent properties and surrounding uses. This request also incorporates the modification of the existing Conditional Use Permits (Files 2002-40, 2003-50, and 2005-61) to bring all of Idaho Power's Bennett Mountain Power Plant into a single and consistent Conditional Use Permit across four (4) properties; three (3) properties owned by Idaho Power and one (1) property leased by Idaho Power from the City of Mountain Home.

2. *Will be in accordance with goals and objectives of the Mountain Home comprehensive plan and with all the applicable provisions of this zoning ordinance.*

Economic Development

Mountain Home's 2020 Comprehensive Plan identifies infrastructure as one of the top five priorities of focus, as infrastructure is a key part of successful economic development and is critical to Mountain Home's future growth trajectory. The injection of up to 167 megawatts of new generation capabilities supports Idaho Power's ability to serve future development, and is a complement to other recently approved projects, such as Idaho Power's new Sawmill distribution substation in the Mountain Home Rail Industrial Park that is projected to come online in March 2027.

Energy is a driver of business retention and expansion, and Idaho Power is committed to safe, reliable, and affordable energy that supports economic development and enhances capital investment and job creation opportunities for local residents. This Project fits within the City's desire to advance opportunities for investment through forward-thinking, responsible, cost-effective means. As with any generation resource, the power may be used across the entire grid, but other entities will recognize the multi-million-dollar investment by Idaho Power within the City of Mountain Home.

Land Use

The Comprehensive Plan, and the 2019 Future Land Use Map, shows how the Project area as Light Industrial for clean industrial uses, such as warehouses, technology, and manufacturing. Smart Growth Management and Land Use Principles would suggest that the Project should be located in areas with similar development, and that is certainly the case as this Project would be next to the existing Bennett Mountain Power Plant along with other light industrial uses.

Public Services and Facilities

The Project can utilize available City water, sewer, and transformation infrastructure, without improvements by the city. Once operational, the Project will infuse more generation resources into the electrical grid, expanding infrastructure to the benefit of the community and Idaho Power's broader customer base.

Utilities/Franchises

The Project is an integral part of Idaho Power's role as a public service provider of electricity in the City of Mountain Home, Elmore County and beyond. Leveraging existing electrical infrastructure – including transmission lines and substations – is critical to bringing this infrastructure online in a way that preserves reliability of the system and keeps costs low for all customers. This Project is critical, at a time when energy is increasingly constrained, for Idaho Power to continue serving customers with safe, reliable, and affordable energy.

Idaho Power Community Development Guide Goal

The Eastern Treasure Valley Electrical Plan is a guiding document that Idaho Power develops in coordination with area stakeholders, including the City of Mountain Home. The Electrical Plan focuses on the delivery of electricity to customers (the substations and powerlines); however, the generation resources play a key role in the achievement of the Electrical Plan objectives. This Project has been closely coordinated with City staff, to support economic development, enhance the electrical system, and provide adequate capacity for projected growth.

3. *Will be designed, constructed, operated, and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area.*

The proposed use will occupy ten (10) acres of undeveloped, or previously developed and abandoned properties, in the Mountain View Industrial Park. Idaho Power's property is an ideal place for a second power plant due to its proximity to an existing power plant, and the required supporting infrastructure including a substation, transmission lines, and gas pipeline. This Project will help Idaho Power deliver energy efficiently and affordably during times of peak demand. Adjacent properties include the existing Bennett Mountain Power Plant, manufacturing and fabrication facilities, and a truck stop with related retail establishments. In general, the essential character of the area is not expected to change.

4. *Will not be hazardous or disturbing to existing or future neighboring uses.*

Idaho Power does not expect the project to create any hazards to existing or future neighboring uses. Operating high-voltage infrastructure does present certain safety considerations; however, Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry regulated (North American Electric Reliability Corporation) standards, in such a manner to not expose neighboring properties to any hazards. The subject property is in a remote location with the surrounding districts also zoned Light Industrial. A facility-wide security fence will be installed to prevent the public from entering areas that have the potential for a dangerous environment. High voltage equipment is separately fenced to prevent inadvertent or accidental contact.

Power plants have inherent risks due to their industrial purpose and therefore are not suitable for unqualified personnel. Idaho Power has extensive experience operating natural gas-fired facilities and associated high voltage substations, both in Mountain Home and in other communities. Training and procedures are used to ensure the facilities are safe for our employees and the public. The Project will be an operating power generation facility with intermittent operations. The engines are loud mechanical machines; however, the design of the engine building incorporates noise dampening equipment to ensure compliance with the City and Federal regulations.

5. *Will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water, and sewer or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.*

Idaho Power has confirmed through Public Works that adequate services exist to meet the Project's water and sewer needs. Normal water usage at the facility is expected to be low, servicing potable facilities and general service water use (washing equipment, cleaning maintenance areas, and refilling storage tanks). Facility waste streams that cannot be routed to the city sewer system will be collected in dedicated waste tanks for permanent disposal by qualified vendors. Peak water usage would be to serve the onsite fire protection hydrants in the case of a fire or routine testing of the fire protection system. Idaho Power will continue to work with emergency responders on police and fire protection of the site, including the development of emergency response plans.

Idaho Power remotely monitors its sites for security purposes, and on-site employees can quickly respond in an emergency, with support from Idaho Power's Mountain Home Operations Center.

- 6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.***

Idaho Power does not expect any excessive additional requirements at public cost for public facilities and services and will not pose any detriment to the economic welfare of this community. Idaho Power meets the public needs and promotes economic benefit with its facilities through expanded operations in the community with enhanced reliability and capacity. This Project meets these goals as a cost-efficient resource to serve customers and the community by utilizing available Idaho Power property and facilities.

- 7. *Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors.***

Similar to the existing Bennett Mountain Power Plant, the proposed facility is a peaking natural gas-fired power plant, which will be secured and not accessible by the general public. Natural gas is an odorless gas used extensively in the generation of electricity. The combustion of natural gas is clean and efficient, releasing no visible emissions from the exhaust stacks. A urea system will be in operation to reduce the NOx emissions from the engines. The urea will be introduced within the exhaust system and react on a catalyst to ensure the emissions released to the environment are within the limitations of the air quality operating permit.

- 8. *Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.***

There is adequate access to the property from Industrial Way, which will not create interference with traffic on surrounding public streets. Throughout construction, personal vehicles for the construction team will be expected onsite and within the Mountain Home community. Delivery trucks – including heavy haul loads – will also access the Project for the delivery of equipment and other construction materials.

- 9. *Will not result in the destruction, loss, or damage of a natural or scenic feature of major importance.***

Idaho Power is not aware of any unusual circumstances at this Project site, nor any natural or scenic features of major importance. The site chosen for the Project is uniquely suited for it because Idaho Power owns the properties (three former city-owned properties), and it is located next to the Bennett Mountain Power Plant and Substation that Idaho Power operates on land leased from Mountain Home. On one of the properties is an abandoned school planned for demolition, which the Mountain Home Fire Department previously used for training activities.

North Mountain Home Aquifer Recharge Area Overlay

According to Elmore County's Zoning Map, the Project is south of the North Mountain Home Aquifer Recharge Area Overlay. Idaho Power does not expect any impact to this area from stormwater, sewer, or waste disposal and discharge. In general, the Project site is flat and will drain from

Figure 3. Elmore County Overlay Layers applicable to this Project.

In accordance with Mountain Home City Code 9-6-14: Variances, Idaho Power requests the following Variances in this Conditional Use Permit, as previously described in *Considerations of Permit Request* of this Narrative. Approval of the Variances will provide further flexibility in the final design, construction, and operation of the Project. However, Idaho Power recognizes these variances are unusual requests and is open to further negotiation of the details and dimensions.

- A Variance of setback and dimensional standards in Light Industrial Zone, per Mountain Home City Code 9-7-8: Bulk and Coverage Controls.
 - Idaho Power requests a minimum street frontage setback variance from 30-feet to 20-feet along Industrial Way to maximize the north-south space for the power plant.
 - Idaho Power requests a maximum height variance from 60-feet to 90-feet for taller exhaust stacks that can improve air dispersion and minimize emissions impacts.
- A Variance from road frontage landscape requirements in Light Industrial Zone, per Mountain Home City Code 9-11-IL: Landscape and Open Space Requirements.
 - Idaho Power requests no landscaping along Industrial Way, similar to adjacent industrial uses and as a water-saving measure. The road frontage will be graveled and weed-free.

Exhibit C – Site Plan

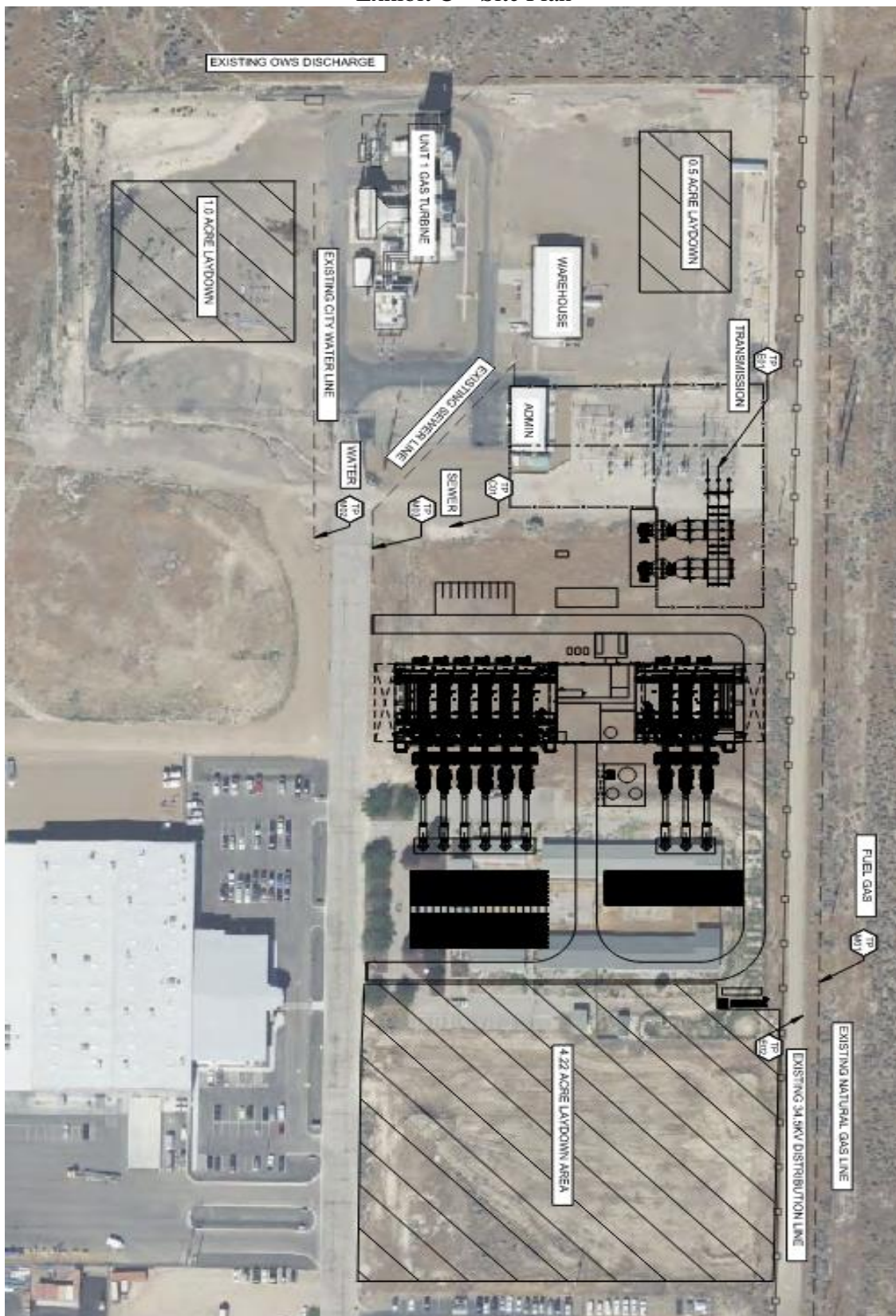


Exhibit D – Sound diagram.

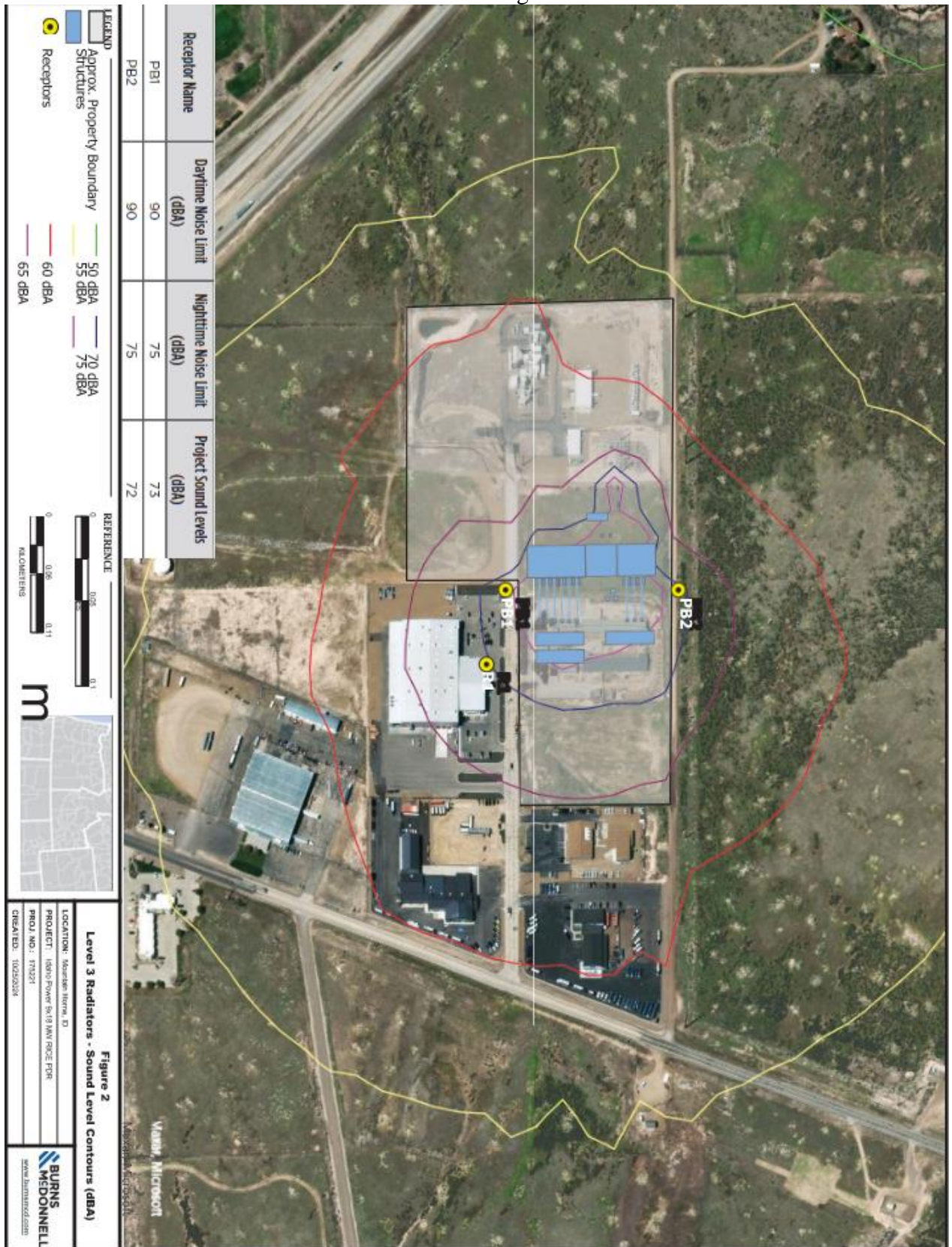


Exhibit E – Vicinity Landscaping



9-7-6: ZONING DISTRICTS:

The incorporated area of the city shall be divided into the following zoning districts whose boundaries are shown on the official city zoning map. In addition, the specific purpose of each zoning district shall be as stated herein. (See section 9-7-4, "Land Use Chart", of this chapter, for all zoning districts.)

A. R-1 zone/residential zone (very low density residential/17,000 square foot minimum lot): The intent of this district is to provide a very low density environment for single-family households free from encroachment of commercial and industrial activities.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.

B. R-2 zone/residential zone (low density residential/9,000 square foot minimum lot): The intent of this district is to provide a low density residential environment with a mix of both single-family households and attached single-family dwellings that are free from encroachment by commercial and industrial activities.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
3. Percentage Of Single-Family Attached: Unless development is through a planned unit development (PUD) no more than ten percent (10%) may be single-family attached.

C. R-3 zone/residential zone (medium density residential/6,500 square foot minimum lot): The intent of this district is to provide a medium density residential environment with a mix of both single-family households and duplex dwellings free from encroachment of commercial and industrial activities. Single-family attached and townhouse dwelling units may be permitted through a planned unit development. Triplex and fourplex dwellings may be permitted by conditional use if all code requirements are met.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
3. Duplex Units; Single-Family Attached, And Townhouse Dwelling Units:
 - a. Each duplex, single-family attached, and townhouse dwelling unit shall have a total ground floor area of not less than eight hundred (800) square feet per unit.
 - b. The minimum lot size for each duplex unit shall be the minimum lot size shown in the bulk/coverage chart, section 9-7-8 of this chapter.
 - c. Duplex, single-family attached, and townhouse dwelling units located on corner lots shall have entrances to each unit on opposing streets.
4. Multiple Units:
 - a. More than a duplex requires a conditional use permit.

D. R-4 zone/residential (single-family/5,000 square feet) and high density dwellings: The intent of this district is to provide an environment with a mix of single-family households, multiple dwellings and cluster developments.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
3. Duplex Units:
 - a. The minimum lot size for each duplex unit shall be the minimum lot size shown in the bulk/coverage chart, section 9-7-8 of this chapter.
 - b. Duplex units located on corner lots shall have entrances to each unit on opposing streets.
4. Multiple Units:

a. A structure on one lot or parcel which contains more than four (4) dwelling units shall require a conditional use permit.

E. LO/R zone/limited office and residential zone: Limited office district/minimum lot size for LO/R shall be seven thousand (7,000) square feet. The intent of this district is to allow professional offices and higher density residential, i.e., single-family, duplex, cluster and multiple dwellings. It is intended that this zoning designation shall act as a buffer between more intense nonresidential uses and residential uses. It is intended that office uses permitted in this category be located and designed so as to be in harmony with adjacent residential uses. The setbacks and materials used in construction shall correlate more closely to those used in residential areas.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter. All residential development shall comply with the R-4 regulations.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.

3. Design: Design shall be compatible to surrounding residential uses.

4. Landscaping: Nonresidential shall comply with the landscape ordinance, chapter 11 of this title.

F. C-1 zone/neighborhood commercial: The intent of this district is to permit the compatible coexistence of residential and small scale convenience business uses which are intended to meet the daily needs and service of the residents of an immediate neighborhood, to encourage clustering and strategic siting of such businesses and avoid intrusion of such uses into the adjoining residential districts. All such districts should be very limited in size and shall give direct access of transportation to arterials or collectors and shall not constitute all or any part of a strip development concept.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.

3. Abutting Residential: When abutting a residential use the side yard setback shall be buffered.

4. Design: Design shall be compatible with surrounding residential uses.

5. Landscaping: Landscaping shall be equal to ten percent (10%) of the total lot area. The development services department shall review and may approve with modifications or disapprove any landscape plan for compliance with the provisions of chapter 11, "Landscaping/Open Space Requirements", of this title.

G. C-2 zone/central business district: The intent of this district is to accommodate and encourage a broad spectrum of commercial activities of various sizes and to promote and allow higher density residential development in the central business area.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscaping, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

3. Existing: Front and sides/zero lot line.

4. New Construction: Street frontages, minimum of ten feet (10').

5. Landscaping: New construction shall provide some landscaping in front and parking areas, i.e., planter boxes, etc. The development services department shall review and may approve with modifications or disapprove any landscape plan.

H. C-3 zone/general commercial: This district is intended for residential use and commercial activities as allowed in the C-1 and C-2 districts, but also allows general business uses that are of a larger scale and more motor oriented to fulfill the need for travel related services as well as retail. Businesses shall be operated within enclosed buildings (excepting service station displays). This district promotes attractive "gateway" development along American Legion Boulevard and around perimeters of the C-2 district as defined on the zoning map and shall not be used to further promote any other strip development.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

I. C-4 zone/heavy commercial: This district is intended for commercial activities allowed in other commercial zones but also allows heavy commercial activities such as large equipment/auto sales, wholesale, warehouse, and light manufacturing in conjunction with retail sales along already established strip commercial (gateway) on Highway 30, and Airbase Highway. The businesses are of a larger scale than the C-3 district and shall allow outdoor storage in rear yards and may be allowed in side yards if not on an opposing street. Screening of outdoor storage shall be required. (See landscaping/gateway, chapter 11 of this title.)

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

J. I-1 zone/light industrial: The intent of this district is to provide for light nonpolluting industrial development which is compatible with C-4, without residential intrusion, and to encourage the development of manufacturing and wholesale establishments which are clean, quiet, free of hazardous conditions or nuisances and are operated primarily within enclosed structures. Any outside storage/accessory shall be located in the rear, within a structure or screened from public right of way. No use is intended to be included, which by reason of its location with respect to the boundaries of the district or by reason of its operational characteristics, would create hazardous conditions or a threat to the health, safety and general welfare of the public or surrounding land uses. Any I-1 district shall be annexed into the city and must be in proximity to ensure connection to the municipal water and sewer systems of the city. The I-1 area north and northeast of the city limits shall be subject to requirements deemed necessary for protection of the aquifer (see unique uses/area of critical concern, chapter 9 of this title). The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Residential: Not permitted. A caretaker's/night watchman's sleeping quarters which is not used for living purposes may be permitted by conditional use.

3. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

4. Side Yard: When abutting residential zone, the side yard shall have a ten foot (10') side yard setback with buffer or screen required. (See landscape, chapter 11 of this title.)

K. I-2 zone/heavy industrial: The intent of this district is to provide industrial users ample room in the city to develop and expand without encroachment of noncompatible uses. No use is intended to be included, which, by reason of its location with respect to the boundaries of the district or by reason of its operational characteristics, would create hazardous conditions or a threat to the health, safety and general welfare of the public or surrounding land uses.

The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop. Any I-2 development shall be in such proximity to be annexed and must also be in such proximity to ensure connection to the municipal water and sewer systems of the city. Any I-2 area development shall be subject to requirements deemed necessary for protection of the aquifer (see unique uses/area of critical concern, chapter 9 of this title) and air quality. The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Residential Permitted: A caretaker's/night watchman's sleeping quarters which are not used for living purposes shall be permitted.

3. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements. (Ord. 1628, 1-12-2015; amd. Ord. 1644, 2-8-2016; Ord. 1702, 11-23-2020)

9-7-8: ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS:

Residential Districts:

Lot Size/DU ^{3,6}						Yard Setbacks						
						Front ^{7,10,11}		Rear ¹¹	Side ^{8,11}			
	1	2	3	4	5	6	7	8	9	10	11	12
District	Minimum	Range	Maximum Lot Coverage	Minimum Yard Area	Minimum Street Frontage	Lot With Front Loaded Garage	Lot With Garage Loaded Setback Or Rear Loaded		Interior Minimum	Street	Maximum Building Height	Minimum Floor Area
Lot Size/DU ^{3,6}						Yard Setbacks						
						Front ^{7,10,11}		Rear ¹¹	Side ^{8,11}			
	1	2	3	4	5	6	7	8	9	10	11	12
District	Minimum	Range	Maximum Lot Coverage	Minimum Yard Area	Minimum Street Frontage	Lot With Front Loaded Garage	Lot With Garage Loaded Setback Or Rear Loaded		Interior Minimum	Street	Maximum Building Height	Minimum Floor Area
R-1	12,000 sf	17,000 sf	35%	65%	80'	30'	25'	35'	10' minimum, 25' combined	30'	30'	1,500 ground floor, 1,800 minimum/2 story
R-2	9,000 sf ²	7,200 - 10,800 sf	35%	65%	80'	25' ¹	20'	15'	5' 12'	25'	30'	1,300 ground floor, 1,600 minimum/2 story
R-3	6,500 sf ²	6,000 - 7,800 sf	n/a ¹³	n/a ¹³	60'	20' ¹	15'	15'	5' 12'	20'	30'	1,100 ground floor, 1,350 minimum/2 story
R-4	5,000 sf ²	5,000 - 7,000 sf	n/a ¹³	n/a ¹³	50'	15' ¹ 20' (garage)	15'	15'	5' 12'	15'	30'	n/a

Commercial/Industrial Districts:

District	Minimum Lot Area ³	Minimum Yard Setback Requirements ⁵				Maximum Lot Coverage	Maximum Building Height ¹²	Minimum Street Frontage
		Front ⁷	Rear	Interior Side ⁸	Street Side ⁸			
District	Minimum Lot Area ³	Minimum Yard Setback Requirements ⁵				Maximum Lot Coverage	Maximum Building Height ¹²	Minimum Street Frontage
		Front ⁷	Rear	Interior Side ⁸	Street Side ⁸			

LO ⁹	Limited Office/7,000 sf (Residential/R-4 standards)	20' ¹	15'	5' 10'	20'	50%	30'	50'
C-1 ⁹	Neighborhood Commercial/1 - 5 acres (Residential/R-4 standards)	20' ¹	15'	10'	20'	70%	35'	n/a
C-2 ⁹	Commercial (Residential/R-4 standards)	n/a	n/a	n/a	Clear vision triangle	n/a	55'	n/a
C-3 ⁹	Commercial (Residential/R-4 standards)	20' ¹	8' with alley 16' no alley	5' ⁴	20'	No portion of lot shall be undeveloped	45'	n/a
C-4	Commercial (Residential/R-4 standards)	30' ¹	8' with alley, 16' no alley	5' ⁴	30'	No portion of lot shall be undeveloped	45'	n/a
I-1	n/a No residential	30' ¹	n/a	n/a ⁴	30'	No portion of lot shall be undeveloped	60'	n/a
I-2	n/a No residential	30' ¹	n/a	n/a	30'	No portion of lot shall be undeveloped	60'	n/a

Notes:

1. Gateway/highways 30 feet. Arterial or collectors, 25 feet. Large sized building and/or height of building may require a 60 foot setback.
2. Single-family/multiple. (Also see section 9-7-6 of this chapter.)
3. Minimum lot size shall be determined exclusive of land that is used for streets, highways, roads and rights-of-way.
4. If property abuts Residential Zone, 10 foot setback with buffer screening regulations. (See chapter 11 of this title.)
5. No structure may encroach upon the front or street yard unless otherwise permitted herein.
6. Corner lots (new subdivisions) shall be significantly larger to accommodate setbacks.
7. The required front setback or the already established front setbacks of the majority of buildings on the street, whichever is greater.
8. Older subdivisions: Side yard setback shall be as required or may be the established side yard setback of the majority of buildings on the block as determined by the Code official.
9. Business shall be conducted within enclosed buildings.
10. Odd numbered lots shall have a 2 foot larger front setback than even numbered lots (i.e., R-3 even number lot 20 feet, odd numbered lot 22 feet).
11. These setback area rules and requirements shall not apply to carport in setback areas as defined in section 9-3-2 of this title.
12. FAA Regulations may reduce building height allowance.
13. No detached accessory building shall occupy more than 15% of the lot.

(Ord. 1677, 2-13-2019; amd. Ord. 1702, 11-23-2020)

9-7-4: LAND USE CHART:

Legend: P - Permitted use C - Conditional PA - Permitted accessory

Land Use	Zoning District										
	R-1	R-2	R-3	R-4	LO/R	C-1	C-2	C-3	C-4	I-1	I-2
Land Use	R-1	R-2	R-3	R-4	LO/R	C-1	C-2	C-3	C-4	I-1	I-2
Residential:											
Apartments (see Dwellings)											
Dwelling/conversions			C	C	C	C	C	P	P		
Dwellings/commercial ³ (mixed use/single unit)						P	P	P	P		
Dwellings, duplex and attached single-family			P	P	P	P	P	P	P		
Dwellings, multiple with more than 4 units ⁴				C	C	C	C	C	C		
Dwellings, multiple with 3 - 4 units and townhouses			C	P	P	P	P	P	P		
Dwellings, single-family ⁵	P	P	P	P	P	P	P	C	C		
Garage/carport (residential)	PA	PA	PA	PA	PA	PA	PA	PA	PA		
Group care facility					C	C	C	P	P	P	
Group home/no more than 8	C	C	C	C	P	P	P	P	P	P	
Halfway house	P	P	P	P	C	C	C	P	P	P	
Handicapped residence	P	P	P	P	P	P	P	C	C		
Manufactured comm. units (individual lots/temporary)									C	C	C
Manufactured home park	P	P	P	P				C	C		
Manufactured home subdivision	P	P	P	P	C			C	C		
Manufactured homes (class A/individual lots)	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶				
Nursing home/retirement home			C	P	C	C	C	P	P	P	
Other:											
Accessory buildings to principal use	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Temporary structures (see section 9-9-26 of this title)											

Notes:

1. Agriculture use, excluding commercial feedlots, dairies, commercial poultry and poultry products production, pig farms and similar agriculture related uses.
2. Under no condition shall the keeping of animals create a nuisance element for adjoining property owners.
3. Mixed use/residential and commercial in a commercial zone shall be under 1 structure.
4. More than 4 units requires planning and zoning review/council approval.
5. An existing single-family residence that is destroyed by fire may be rebuilt to required codes.
6. A manufactured home shall have its own lot in accordance with the R-4 lot specifications.

(Ord. 1628, 1-12-2015; amd. Ord. 1643, 2-8-2016; Ord. 1685, 12-23-2019; Ord. 1757, 8-23-2022; Ord. 1764, 8-23-2022)

DEFINITIONS

ASSISTED LIVING FACILITY: A facility combining housing, supportive services, personalized assistance, and health care, designed to respond to the individual needs of those who need help with activities of daily living, such as dressing, grooming, and bathing, diet, financial management, evacuation of a residence in the event of an emergency, or medication prescribed for self-administration, but do not require hospitalization. This use does not contain equipment for surgical care or for treatment of disease or injury and does not include any use meeting the definition of a “nursing home.”

CONDOMINIUM: A condominium is an estate consisting of (i) an undivided interest in common in real property, in an interest or interests in real property, or in any combination thereof, together with (ii) a separate interest in real property, in an interest or interests in real property, or in any combination thereof.

Dwelling Mixed Residential and Commercial Unit.

DWELLING, MULTIPLE THREE- FOUR (3-4) UNITS: Three (3) or four (4) attached dwelling units where all such units are on the same lot/parcel.

DWELLING, MULTIPLE WITH MORE THAN FOUR (4) UNITS: More than four (4) attached dwelling units on a single lot/parcel, under single ownership, connected on no more than three (3) sides, may be horizontal or vertical.

DWELLING, SINGLE-FAMILY: A single dwelling unit, on a single lot/parcel, which is not attached to any other dwelling by any means and is used exclusively for the occupancy of one family, including a "group home" as defined by Idaho Code. Geoff will provide more clarity

DWELLING, Single-family attached: Two (2) dwelling units, attached horizontally by a common wall, at a parcel boundary line, where each single-family dwelling unit is on a single lot/parcel.

DWELLING, TOWNHOUSE: A townhouse/row house is a building containing three (3) or more dwelling units attached by a common wall(s), where each dwelling unit is located on a separate lot.

DWELLING, TWO-FAMILY DUPLEX: Two (2) dwelling units on a single lot/parcel, under single ownership attached horizontally/vertically by a common wall.

DWELLING UNIT: Any structure or portion thereof which meets adopted building codes and is used as a residence or living quarters of one or more persons. The dwelling unit does not include any attached or detached accessory structures.

GROUP HOME: As per Idaho Code, a profit or nonprofit place of residence for the sheltering of eight (8) or fewer mentally and/or physically handicapped or elderly persons to live in normal residential surroundings as single-family dwellings as provided for by Idaho Code. (Idaho Code 67-6531)

MOBILE HOME: A factory assembled structure, or structures generally constructed prior to June 15, 1976, and equipped with the necessary service connections and made so as to be readily movable as a unit or units on their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation.

MOBILE HOME PARK: A mobile home park (MHP overlay) means any site or tract of land under single ownership or control which has been planned and improved for the placement of more than one mobile home for non-transient use.

MOBILE HOME SUBDIVISION: A parcel of land divided into two (2) or more mobile home lots for sale and/or rent.

NURSING HOME: An extended or intermediate care facility licensed or approved to provide full time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. Includes long term care facilities, extended care facilities and intermediate care facilities. (Also see definitions of Group Home and Adult Care Facility.)

RECOVERY RESIDENCE: A dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of persons requiring

- A. medical
- B. correctional
- C. or other mandated supervision
- D. or a protective environment to avoid past or likely future violence

Whose right to live together is not protected by the federal Fair Housing Amendments Act, as amended and as interpreted by the courts, and that does not meet the definition of another use in this Code.

SHELTER HOME: A facility providing basic services that may include food, personal hygiene support, information and referrals, employment, mail, and telephone services; including overnight sleeping accommodations to people with limited financial resources, including people who are experiencing homelessness.

Proposed Land Use Chart/Working Session W/Rob

Residential	Residential:	R-1	R-1	R-2	R-2	R-3	R-3	R-4	R-4	LO/R	LO/R	C-1	C-1	C-2	C-2	C-3	C-3	C-4	C-4	I-1	I-1	I-2	I-2
Apartments (see Dwellings)	Apartments (see Dwellings)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Assisted Living	-	-	-	-		C		C		C		C		-		P		P		-	-	-
	Condominium		-		-		-		P		P		-		-		P		P	-	-	-	-
	Cluster Development								C														
Dwellings/Commercial(3) (Mixed use/single unit)	considered replacing w/live/work	-	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	P	P	-	-	-	-
Dwelling/conversions		-	-	-	-	C	-	C	-	C	-	C	-	C	-	P	-	P	-	-	-	-	-
Dwellings, Duplex and attached single-family	Dwellings, Two Family Duplex	-	-	-	-	P	P	P	P	P	P	P	C	P	-	P	-	P	-	-	-	-	-
Dwellings, multiple with more than 4 units (4)	Dwellings, multiple with more than 4 units	-	-	-	-	-	-	C	C	C	C	C	-	C	C(7)	C	C	C	C	-	-	-	-
Dwellings, multiple with 3 - 4 units and townhouses	Dwellings, multiple with 3 - 4 units	-	-	-	-	C	C	P	P	P	P	P	C	P	C	P	C	P	C	-	-	-	-
Dwellings, single-family (5)	Dwellings, single-family (5)	P	P	P	P	P	P	P	P	P	-	P	C	P	-	C	-	C	-	-	-	-	-
	Dwellings, attached single-family (PUD R-3)	-	-	-	P	P	P	P	P	P	-	P	C	P	-	P	-	P	-	-	-	-	-
	Dwellings, Townhouses (PUD R-3)	-	-	-	-	C	-	P	P	P	P	P	-	P	-	P	C	P	C	-	-	-	-
Garage/carport (residential)	Garage/carport (residential)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	-	-	-	-
Group care facility	Group care facility	-	-	-	-	-	-	-	-	C	-	C	-	C	-	P	-	P	-	P	-	-	-
Group home/no more than 8 (67-6530&67-6531)	Group home/no more than 8	C	P	C	P	C	P	C	P	P	P	P	C	P	-	P	-	P	-	P	-	-	-
halfway house	Halfway house-Recovery Residence	P	-	P	-	P	-	P	C	C	C	C	C	C	-	P	P	P	P	P	-	-	-
Handicapped residence		P	-	P	-	P	-	P	-	P	-	P	-	P	-	C	-	C	-	-	-	-	-
Manufactured comm. Units (individual lots/temporary)	Manufactured comm. units (individual lots/temporary)	-	-	-	-	-	-	-	-	-	?	-		-		-		C		C		C	
Manufactured Home Park (9-15	Manufactured home park/Mobile Home Park	P	-	P	-	P	-	P	C	-	-	-	C	-	-	C	C	C	C	-	-	-	-
Manufactured Home Subdivision	Manufactured home subdivision	P	P	P	P	P	P	P	P	C	-	-	C	-	-	C	-	C	-	-	-	-	-
Manufacured Homes (class A/Individual lots)	Manufactured homes (class A/individual lots)	P(6)	P	P(6)	P	P(6)	P	P(6)	P	P(6)	-	P(6)	C	P(6)	-	-	-	-	-	-	-	-	-
Nursing Home/retirement home	Nursing home/retirement home	-	-	-	-	C	C	P	C	C	C	C	C	C	-	P	P	P	P	P	-	-	-
	Shelter Homes		-		-		-		-		-		P		C		P		P				
Other:																							
Accessory buildings to principle use	Accessory buildings to principal use	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Temporary structures (see section 9-9-26 of this title)	Temporary structures (see section 9-9-26 of this title)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

1. Agriculture use, excluding commercial feedlots, dairies, commercial poultry and poultry products production, pig farms and similar agriculture related uses.

2. Under no condition shall the keeping of animals create a nuisance element for adjoining property owners.

3. Mixed use/residential and commercial in a commercial zone shall be under 1 structure.

4. More than 4 units requires planning and zoning review/council approval.

5. An existing single-family residence that is destroyed by fire may be rebuilt to required codes.

6. A manufactured home shall have its own lot in accordance with the R-4 lot specifications.

7. Parking standards apply? Where in the code do we put this requirement?

No 24 hour care

Get definition Geoff

Need definition

Are performance standards needed for conditions?

remove-building and fire code requirements apply

Geoff mentioned parking standards for residential in C-2. Where do we address this in the code/

Removing and adding other uses, recovery, shelter

9-16 people protect as single family?

Change name to recovery residence-add definition-Geoff

remove-ADA protected

Unsure of what this is. 9-9-26

Title 9, Chapt. 15-land use chart does not match. Is conditional in R-4, C-1, C-3, C-4

Should we remove (6) on the highlighted as they should be subject to the zoning standards for those zones?

Consider adding: in the LO/R, C-1, and C-2 Zones
- (Ord. 1628, 1-12-2015; amd. Ord. 1643, 2-8-2016; Ord. 1685, 12-23-2019 ; Ord. 1757, 8-23-2022; Ord. 1764, 8-23-2022)

*GENERAL PERFORMANCE STANDARDS AND DEFINITIONS	Geoff mentioned in the C-2 zone we should require some general performance standards. We need more input on this.
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Proposed Land Use Edits

Residential:	R-1	R-2	R-3	R-4	LO/R	C-1	C-2	C-3	C-4	I-1	I-2	
Apartments (see Dwellings)	-	-	-	-	-	-	-	-	-	-	-	
Assisted Living	-	-	C	C	C	C	-	P	P	-	-	No 24 hour care
Condominium	-	-	-	P	P	-	-	P	P	-	-	Get definition Geoff
Dwellings/Commercial(3) (Mixed use/single unit)	-	-	-	C(7)	C(7)	P	P	P	P	-	-	Condition single owner occupant.
Dwellings, Two Family Duplex	-	-	P	P	P	C	-	-	-	-	-	
Dwellings, multiple with more than 4 units	-	-	-	C	C	-	C(6)	C	C	-	-	Geoff mentioned parking standards for residential in C-2. Where do we address this in the code/
Dwellings, multiple with 3 - 4 units	-	-	C	P	P	C	C	C	C	-	-	
Dwellings, single-family (4)	P	P	P	P	-	C	-	-	-	-	-	
Dwellings, attached single-family (PUD R-3)	-	P	P	P	-	C	-	-	-	-	-	
Dwellings, Townhouses (PUD R-3)	-	-	-	P	P	-	-	C	C	-	-	
Garage/carport (residential)	PA	PA	PA	PA	PA	PA	PA	PA	PA	-	-	
Group home/no more than 8	P	P	P	P	P	C	-	-	-	-	-	9-16 people protect as single family?
Recovery Residence	-	-	-	C	C	C	-	P	P	-	-	Change name to recovery residence-add definition-Geoff
Manufactured comm. units (individual lots/temporary)	-	-	-	-	?							Unsure of what this is. 9-9-26
Manufactured home park/Mobile Home Park	-	-	-	C	-	C	-	C	C	-	-	Title 9, Chapt. 15-land use chart does not match. Is conditional in R-4, C-1, C-3, C-4
Manufactured home subdivision	P	P	P	P	-	C(5)	-	-	-	-	-	
Manufactured homes (class A/individual lots)	P	P	P	P	-	C(5)	-	-	-	-	-	Should we remove (5) on the highlighted as they should be subject to the zoning standards for those zones?
Nursing home	-	-	C	C	C	C	-	P	P	-	-	
Shelter Homes	-	-	-	-	-	P	C	P	P	-	-	
Accessory buildings to principal use	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	
Temporary structures (see section 9-9-26 of this title)	-	-	-	-	-	-	-	-	-	-	-	

Notes:

1. Agriculture use, excluding commercial feedlots, dairies, commercial poultry and poultry products production, pig farms and similar agriculture related uses.
2. Under no condition shall the keeping of animals create a nuisance element for adjoining property owners.
3. Mixed use/residential and commercial in a commercial zone shall be under 1 structure.
4. An existing single-family residence that is destroyed by fire may be rebuilt to required codes.

5. A manufactured home shall have its own lot in accordance with the R-4 lot specifications.
6. Parking standards apply? Where in the code do we put this requirement?
7. R-4 and LO/R owner/occupied.

(Ord. 1628, 1-12-2015; amd. Ord. 1643, 2-8-2016; Ord. 1685, 12-23-2019 ; Ord. 1757, 8-23-2022; Ord. 1764, 8-23-2022)

*GENERAL PERFORMANCE STANDARDS AND DEFINITIONS

Geoff mentioned in the C-2 zone we should require some general performance standards. We need more input on this.

CITY OF MOUNTAIN HOME - BUILDING DEPARTMENT
PERMITS ISSUED - March 2025

BP#	Date	Owner	Address	Construction	Value	BP Fee	Misc Fees	Builder
BLDG-25-64	3/3/2025	CBH Homes	550 North Haskett bldg 2	Caprots 3	\$18,200.00	\$429.80	\$0.00	CBH
BLDG-25-22	3/3/2025	CBH Homes	896 Morrow Street	Single Family Residential w/ attached garage	\$196,496.31	\$1,906.01	\$12,478.75	CBH
BLDG-25-21	3/3/2025	CBH Homes	924 Morrow Street	Single Family Residential w/ attached garage	\$217,909.46	\$2,113.72	\$12,478.75	CBH
BLDG-25-20	3/3/2025	CBH Homes	962 Morrow Street	Single Family Residential w/ attached garage	\$161,312.59	\$1,564.73	\$12,478.75	CBH
BLDG-25-19	3/3/2025	CBH Homes	980 Morrow Street	Single Family Residential w/ attached garage	\$140,780.90	\$1,365.57	\$12,478.75	CBH
BLDG-25-57	3/3/2025	MBG LLC	690 North 2nd East	Remodel	\$20,000.00	\$449.40	\$0.00	Self
BLDG-25-68	3/3/2025	William Gresick	1245 East 5th North	Roof Permit	\$14,961.36	\$251.00	\$0.00	Superior Roofing
BLDG-25-69	3/3/2025	Kyle Ballard	990 North 10th East	Solar Permit	\$29,318.41	\$20.00	\$23.50	Suntria
BLDG-25-62	3/4/2025	Pilot Travel Centers LLC	1050 HWY 20	Re-tank, re-pipe, tank removal	\$1,200,000.00	\$0.00	\$150.00	TBD
BLDG-25-70	3/4/2025	Richard Murtke	1540 Centennial Dr	Roof Permit	\$53,262.00	\$672.00	\$0.00	Erie Home
BLDG-25-65	3/4/2025	Kanishna LLC	1140 American Legion	Sig Permit	\$2,822.00	\$135.80	\$0.00	M Graphics and Signs
BLDG-25-73	3/5/2025	Tyler Nye	1128 Phelps Dr	Solar Permit	\$24,913.55	\$20.00	\$23.50	Suntria
BLDG-25-72	3/5/2025	Nelson Bentley	1065 East 18th North	Solar Permit	\$2,916.40	\$20.00	\$23.50	Suntria
BLDG-25-71	3/5/2025	Bradley Peterson	425 North Haskett	Solar Permit	\$42,113.47	\$20.00	\$23.50	Suntria
BLDG-25-74	3/5/2025	Jennifer Lorange	1085 North 18th East	Sunroom/greenhouse	\$10,000.00	\$181.00	\$0.00	Self
BLDG-25-75	3/6/2025	Kelline Collett	485 North 4th East	Man Lift Basket	\$5,000.00	\$23.50	\$0.00	Bigearnea Construction Inc.
BLDG-25-80	3/10/2025	Cloud X Vape and Smoke 3 LLC	1160 American Legion	C or O	\$0.00	\$40.00	\$23.50	City of Mountain Home
BLDG-25-77	3/10/2025	William Smith	220 East 10th North Sp 334M	Manufactured Home New	\$30,000.00	\$90.00	\$0.00	S&D Mobile Home Set UP
BLDG-25-81	3/12/2025	Richard Mings	175 North 12th East	Roof Permit	\$18,000.00	\$283.00	\$0.00	Roofing Stop LLC
BLDG-25-79	3/11/2025	David Smith	104 Min View	Solar Permit	\$24,770.53	\$20.00	\$23.50	Suntria
BLDG-25-53	3/12/2025	Anson Call	340 East 15th North	Addion	\$100,000.00	\$994.00	\$0.00	self
BLDG-25-9	3/12/2025	Ken and Laura Store	950 Sunset Ship	Shop	\$30,000.00	\$618.80	\$0.00	C2 Construction
BLDG-25-83	3/12/2025	Andrea Wood	1905 SW Shapshined Ave	Fence Permit	\$2,000.00	\$20.00	\$0.00	Self
BLDG-25-66	3/13/2025	Sergio Martinez	1085 Robin Place	Fence Permit	\$3,400.00	\$20.00	\$0.00	Big E's Services LLC
BLDG-25-84	3/12/2025	Samuel Seibert	465 South 11th East	Deck Permit	\$10,823.00	\$195.00	\$0.00	Lewis Structures Inc
BLDG-25-85	3/13/2025	Brandon Swanson	765 SW Panter St	Fence Permit	\$1,500.00	\$20.00	\$0.00	Self
BLDG-25-25	3/14/2025	CBH Homes	868 Morrow Street	Single Family Residential w/ attached garage	\$177,144.80	\$1,718.30	\$12,478.75	CBH
BLDG-25-26	3/14/2025	CBH Homes	840 Morrow Street	Single Family Residential w/ attached garage	\$172,789.78	\$1,676.93	\$12,478.75	CBH
BLDG-25-27	3/14/2025	CBH Homes	812 Morrow Street	Single Family Residential w/ attached garage	\$148,160.70	\$1,437.16	\$12,478.75	CBH
BLDG-25-28	3/14/2025	CBH Homes	2127 North 8th East St	Single Family Residential w/ attached garage	\$115,928.83	\$1,124.51	\$12,478.75	CBH
BLDG-25-99	3/17/2025	Colt Carpenter	590 North 8th East	Roof Permit	\$8,982.00	\$167.00	\$0.00	Willow Exter Renovatoin and Construction
BLDG-25-88	3/20/2025	CBH Homes	2128 North 7th East	Single family with attached garage	\$122,667.09	\$1,189.87	\$12,478.75	CBH Permitting
BLDG-25-111	3/20/2025	Tom Ratclford	1427 NE Cinderloop	Solar Permit	\$28,000.00	\$20.00	\$23.50	Evenygreen Technology Inc
BLDG-25-87	3/20/2025	Susan Boyer	1942 Stonetree Dr	Window and Siding Permit	\$22,305.80	\$363.00	\$0.00	NW Extreme Installers In
BLDG-25-121	3/25/2025	Elmore County Code Enforcement	150 South 4th East	Fire Alarm Installation	\$7,195.00	\$0.00	\$75.00	Crane Alarm Services
BLDG-25-144	3/25/2025	Vance Holgtrewe	510 North 8th East	Demolition Permit	\$100,000.00	\$0.00	\$50.00	Osprey Custom Homes
BLDG-25-100	3/26/2025	Aurora Marquez	700 South 3rd East	General Building Permit	\$40,000.00	\$543.00	\$217.20	Altan's Construction Services
BLDG-25-122	3/27/2025	John Butler	822 East 19th North	Patio Cover	\$5,590.00	\$125.00	\$0.00	Coverecth
BLDG-25-126	3/28/2025	Susana Pacheco	620 West 12th South	Window and Siding Permit	\$1,329.28	\$51.00	\$0.00	Ace Glass
BLDG-25-101	3/31/2025	CBH Homes	727 Morrow St	Single family with attached garage	\$172,879.78	\$1,676.93	\$12,478.75	CBH Permitting
BLDG-25-127	3/31/2025	Karen Murphy	206 Baker Dr	Roof Permit	\$12,000.00	\$209.00	\$0.00	Roofing Stop LLC
BLDG-25-78	3/10/2025	Arthur Young	480 South 2nd East	Roof Permit	\$7,842.00	\$153.00	\$0.00	Local Handyman and Roofing
BLDG-25-56	3/3/2025	Donna Kovalski	190 East 3rd South	Siding Permit	\$7,000.00	\$139.00	\$0.00	Mountain Range Builders LLC
BLDG-24-133	3/13/2025	Richard Mckenna	675 South Haskett	Water Meter 2'	\$0.00	\$0.00	\$1,084.34	City of Mountain Home

Total# 44
2024 totals
January - March 2024
January- March 2025
New Residential Construction
New Non-Residential
Total Permit Values
Fee Totals

108	20	24	\$1,656,070.24	# permits	11
8	5	0	\$0.00	# permits	0

\$149,595.57


City of Mountain Home Building Official

Additions, alterations, & repairs		\$1,854,239.80	# permits	31
No value			# permits	2
Total		\$3,510,310.04		44



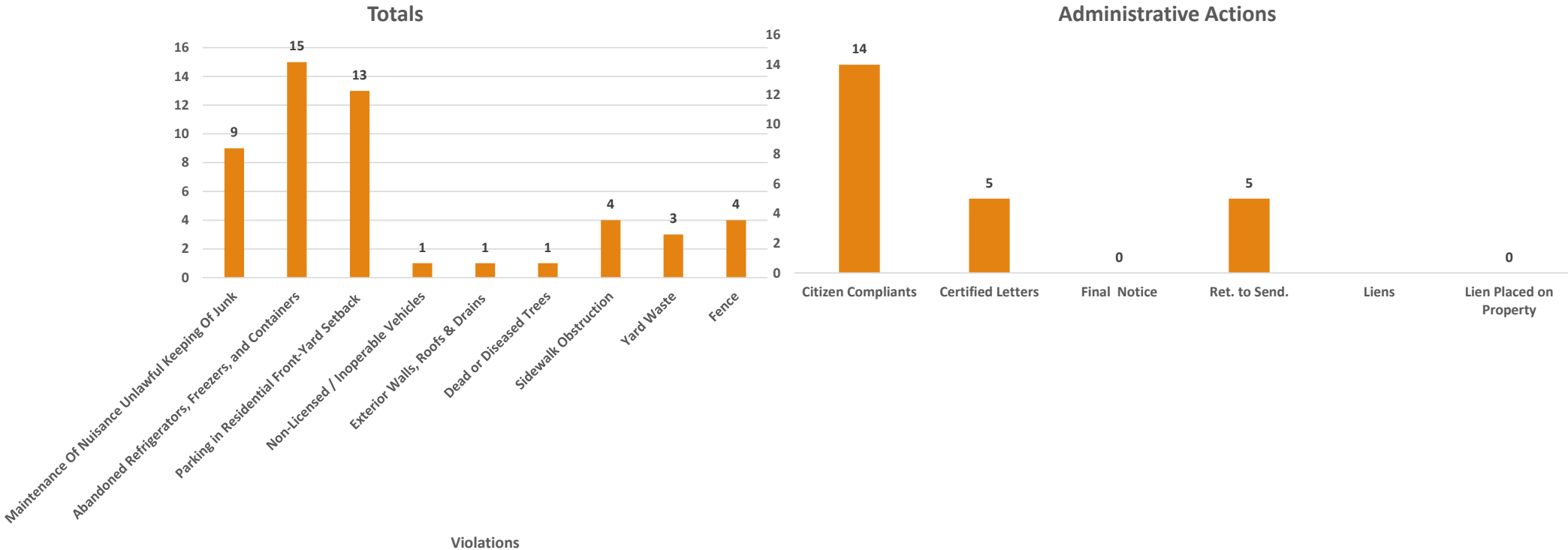
Code Enforcement

Kody Collins

A solid orange horizontal bar at the bottom of the slide.

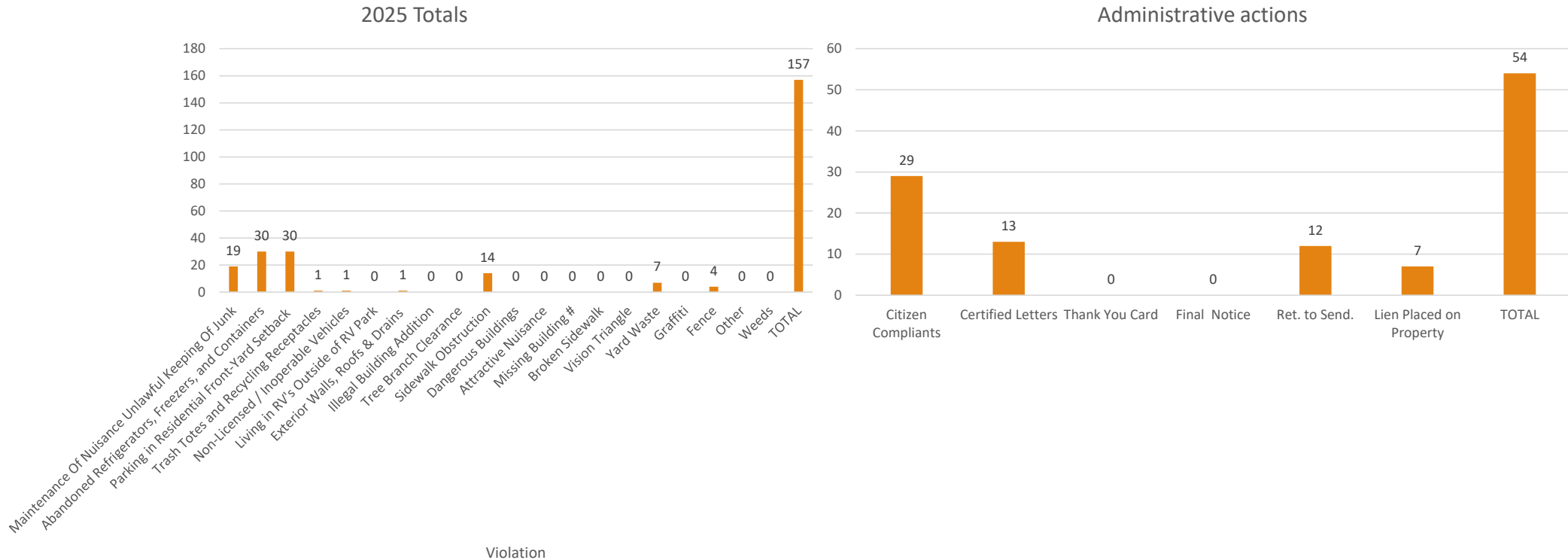
March 2025

51 Violation Identified



2025 Totals

157 Violations identified as of March 31st





GIS Administrator Monthly Report MARCH 2025:

GIS Mapping:

- 1) Add Backflow Devices to water map (1,042 logged on map 3,235 reports reviewed as of 02/21/25)
- 2) Update Fiber Optics Map input 144,952 ft of cable (600 lines of data) as of 02/21/2025
- 3) Add data to stormwater layer.
- 4) Maps of all city parks
- 5) Maps of all city stormwater ponds
- 6) Calculation of wastewater line lengths and slopes
- 7) Added Rural Fire Dept data to water system map.
- 8) Water main lines added: 9,400 ft.
- 9) Water VIlves added: 41

CAD Drawings:

- 1) Update Fiber Optics Map.....ONGOING
- 2) Cemetery map updates
- 3) Fiber LID 1 Map layout to City Hall

DIG-LINE LOCATES:

128 locates @ +/- 20 min ea. (42.66 Working Hrs.) 03/3/25 to 03/31/25.

Other/To Do:

- 1) Review legal description of properties to be developed and approve on Open Gov.
- 2) Elevation survey for parking lot at summing pool
- 3) Elevations and survey for Tiger Alley project.
- 4) Printed 19 11x17 plan sheets of swimming pool for street crew.
- 5) Turn in report on total street lane miles to Street Dept.