



---

## AGENDA

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

<https://www.youtube.com/c/MountainHomeIdaho>

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

**I ESTABLISH A QUORUM**

**II APPROVE MINUTES**

\*November 19, 2024

**III RECOGNIZING PERSONS NOT ON THE AGENDA**

**IV CONFLICT OF INTEREST/EX-PARTE CONTACT DECLARATIONS**

\* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506)

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

**V PUBLIC HEARING AND ACTION**

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

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

**CANCELLED PUBLIC HEARINGS AND ACTION ITEMS:**

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 meetings, have been cancelled as the applications were withdrawn at the request of the Applicant.

**\*Action Item – Annex and Zone R-4 – Open Door Rentals/Endurance Holdings**

**Tabled from October 15, 2024, and November 19, 2024**

(PZ-24-50)

**\*Action Item – Rezone to R-4 Planned Unit Development – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

**Tabled from October 15, 2024, and November 19, 2024**

(PZ-24-49)

**\*Action Item – Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

**Tabled from October 15, 2024, and November 19, 2024**



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

**VI NEW BUSINESS**  
**\*None**

**VII OLD BUSINESS**  
**\* None**

**VIII DEPARTMENT HEAD ITEMS**  
**\*None**

**IX ITEMS REQUESTED BY COMMISSIONERS/STAFF**  
**\*None**

**X ADJOURN**

**P & Z / COUNCIL MAY REVIEW ALL PLATS AT CITY HALL AND DISCUSS ALL ITEMS OF BUSINESS WITH STAFF AT CITY HALL PRIOR TO MEETING**

**More Information or Questions contact Community Development Department**





---

**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, November 19th, 2024, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallert noted a quorum present and called the November 19, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallaert, Cristina Drake, William Roeder. Phillip Mills was not in attendance.

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

**MINUTES**

\*November 5, 2024

Commission Member Cristina Drake made a motion to approve the November 5<sup>th</sup>, 2024, minutes. Commission Member William Roeder seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**RECOGNIZING PERSONS NOT ON THE AGENDA**

\*Rod Dudley spoke regarding the department head items he did not see them in the packet he requested. Requested reports regarding EDU's and permits along with PUD's.

**CONFLICT OF INTEREST DECLARATION**

\* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None

\* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – None

**PUBLIC HEARING AND ACTION**

**\* Action Item – Annex and Zone R-4 – Open Door Rentals/Endurance Holdings**

**Tabled from October 15, 2024 (Tabled till December 3<sup>rd</sup>, 2024, per applicant's request)**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC, to annex and zone to R-4 a forty (40) +/- acre parcel of land, and all of that portion of Smith Road that fronts this parcel. The parcel is located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, and West of SW Rolling Hills Avenue, Mountain Home, ID. (RP03S06E356610) (PZ-24-50)



**\*Action Item – Rezone to R-4 Planned Unit Development – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings Tabled from October 15, 2024 (Tabled till December 3<sup>rd</sup>, 2024, per applicant’s request)**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC. To rezone to R-4 Planned Unit Development for the Blue Yonder West Subdivision. The development will consist of a total of three-hundred and sixty-six (366) lots and will provide for a mix of lot sizes ranging from thirty-four (34) to ninety-two (92) feet in width., providing a total of three-hundred and forty-seven (347) dwelling units. The development will consist of 11.45 acres of common area open space, designed, and landscaped with drought tolerant plantings, a large park, several micro pathways, as well as a variety of pocket parks, playground and tot lot areas and sport court. The applicant is seeking deviations from the bulk and coverage standards, The parcels comprising this development are located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, West and South of SW Rolling Hills Avenue, and West of Edward Street. (RPA3S06E354855 and RP03S06E356610) (PZ-24-49)

**\*Action Item – Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings Tabled from October 15, 2024 (Tabled till December 3<sup>rd</sup>, 2024, per applicant’s request)**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC. for the approval of a preliminary plat for the Blue Yonder West Subdivision. The development will consist of a total of three-hundred and sixty-six (366) lots, and will provide for a mix of lot sizes ranging from thirty-four (34) to ninety-two (92) feet in width, consisting of nineteen (19) common lots, providing a total of three-hundred and forty-seven (347) dwelling units. The parcels comprising this development are located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, West and South of SW Rolling Hills Avenue, and West of Edward Street. (RPA3S06E354855 and RP03S06E356610) (PZ-24-51)

Commission Member William Roeder made a motion to table PZ-24-50, PZ-24-49, and PZ-24-51 to the December 3<sup>rd</sup>, 2024, meeting due to the applicant needing to get information to the city. Commission Member Rob McCormick second the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Wallert; aye. The motions passed by a unanimous vote.

**NEW BUSINESS**

\*None

Chairman Kristopher Wallaert spoke about his concerns. After doing research to gather as sitting as planning and zoning commission. On record he would like people to know where he stands on this board. In his research knowing the current infrastructure mainly with the sewer lagoons being at or near capacity with nothing currently being done to improve the situation moving forward with large developments is irresponsible and lacks consideration for the overall success and sustainability of the city. Until there are substantial improvements being made to remedy the situation, I do not feel as it’s in the best interest of the city and its citizens to approve large developments. This doesn’t mean I am against development as I appreciate the application before us tonight. However, until the city makes it a priority to update the current infrastructure new large developments compound problems, I believe it is the commission responsibility to consider the needs of the city and plan thus the Planning and Zoning. With that said I believe it is irresponsible to approve any more large developments until the city prioritizes the infrastructure that needs to address and as a city who is to be following the comprehensive plan, I would like to state the following: Comp plan 3.5 says suitable land and adequate infrastructure must be appropriate and available when marking Mountain Home to potential incoming companies. 3.6 says Evaluate capacities of existing infrastructure and address infrastructure needs and capacities to create shovel ready industrial/commercial projects. 3.10 Identify, evaluate and update current infrastructure, zoning, land use and ordinances to ensure they are conducive to smart growth. 4.7 E says Ensure that no development is granted building privileges unless water, sewer, gas and power availability and capacity can be secured/verified. However, the capacity of the sewer lagoons cannot be secured of verified because of the capacity limit it is at. 6.10 B says tie development approvals to availability of infrastructure, both



existing and proposed. 6.13 says work to ensure that anticipated growth areas are supported with appropriate infrastructure for expansion. 13.I.3 Ensure that development meets the specifications of the municipal sewer system. Maintain a quality resource system for the community and maintain to the highest standards all facilities and community equipment in order to provide reliable service, and update and install new infrastructure when needed. And finally, 13.I.4 to continue proactive planning for existing and future sewer needs of the community in order to provide for orderly and rational extension of sewage facilities. I believe that as a city it would be a bad faith that we continue to write checks we can't cash to developers that come in and we can't sit there and say we have them when we have infrastructure that is in dire need of being taken care of properly.

There was a discussion regarding EDU's and the calculations and how as a board can they approve applications.

There was a discussion about what would the plan be if we ran out of EDU's.

There was a discussion about the future for Mountain Home. With building and allowing for things to be built we will eventually have nothing.

There was a discussion about putting development on hold until things are figured out.

There was a discussion about Planning and Zoning and City Council coming together to be on the same page.

There was a discussion about updating the comp plan.

## **OLD BUSINESS**

### **\* Action Item – Approve Findings of Fact**

#### **Preliminary Plat – Kaysa Cruse – 10<sup>th</sup> Street Neighborhood**

A request by Kaysa Cruse for the approval of a preliminary plat for the 10<sup>th</sup> Street Neighborhood. The development will consist of eighty-two (82) residential single-family homes, seven (7) townhomes, seven (7) live-work townhomes, and eighteen (18) apartments. In total the requested preliminary plat consists of one hundred-fourteen (114) residential dwellings, included in the plat is a community storage facility, Commercial/office building, Community Building, daycare, playground, sports court, and activity field. (RPA0060010009C) (PZ-24-47)

Commission Member William Roeder made a motion to approve the findings of fact of PZ-24-47. Commission Member Rob McCormick second the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Wallert; aye. The motions passed by a unanimous vote.

## **DEPARTMENT HEAD ITEMS**

\*Monthly Building Permit Report -September 2024

\*Monthly Code Enforcement Report-September 2024

\*Monthly GIS Report-September 2024

## **ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\* **None**

## **ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 5:58 p.m.

---

Chair



# Staff Report



**To:** Planning & Zoning Commission

**Presenter:** Brenda Ellis, Senior City Planner

**Request:** A [Conditional Use Permit](#) for a new electrical substation and rebuild of a 60-year-old transmission line. Located on the West side of Mountain Home, East of Optimist Park, North of West 5<sup>th</sup> North, and West of North Haskett Street (RPA3S06E263020).

**Application:** PZ-24-57

**Applicant:** Jaya Littlewing with KM Engineering. 5725 North Discovery Way, Boise, ID 83713.

## P&Z Public Hearing: 12/3/2024

### **Request Summary**

Jaya Littlewing with KM Engineering on behalf of Idaho Power Company is requesting a Conditional Use Permit for a new electrical substation (Sawmill Substation) and rebuild of a 60-year-old transmission line. The proposed Sawmill Substation would be located on the West side of Mountain Home, East of Optimist Park, North of West 5<sup>th</sup> North Street and West of North Haskett Street, on a parcel of land approximately five (5) acres +/-.

Idaho Power purchased the subject property in 2023. The parcel is next to the existing transmission line, which limits the need for additional transmission line construction and provides the necessary 5-acres for construction of the Sawmill Substation. The current transmission line, approximately 3 miles of existing 69-kilovolt (69kV) transmission line, connects the Elmore Substation, Mountain Home Solar Farm and Mountain Home Air Base Substation, and would connect the Sawmill Substation once completed. The rebuild stops at the Sawmill Substation. The transmission line rebuild is integral to provide energy into Sawmill Substation. The new line distribution coming out of Sawmill Substation will connect with distribution lines from existing substations in the area. The rebuild includes changing to steel poles, that will be located in approximately the same location as the wood poles. The new poles will hold two (2) transmission circuits and two (2) distribution feeders which minimize the number of poles in the area, larger wire for future voltage increase to (138-kV) across the area. These connections will provide an additional level of reliability, resiliency, and flexibility to serve customers from multiple points. Public utility transmission facilities are permitted in I-1 zone and the transmission line will not span any other district.

The substation will transform that energy to lower voltages and move it across the distribution system to Mountain Home customers' homes and businesses. Energy production facilities require a conditional use permit in the I-1 Zone.

Idaho Power is looking to begin construction in early 2025 and be in service by mid-2026.

The applicant is requesting to waive any landscape requirements. (letter attached)



### **History**

The property is currently zoned Light Industrial (I-1) and is currently vacant land. The parcel is within the Railway Industrial Park Overlay Zone.

### **Zoning District**

Zoning is I-1 Light Industrial. Title 9, Chapter 7, Section 4: Land Use Chart: requires Energy Production Facilities to obtain a Conditional Use Permit. However, the transmission lines are a permitted use.

Setbacks within this zone are 30' Front setbacks, Side and Rear Setbacks are Not applicable per 9-7-8: Zoning Schedule of Bulk and Coverage Controls. These areas are considered Buffer yards. Buffer yards are located along the perimeter of a lot and all development required to have landscaping shall designate one front, one rear, and two (2) side yards, all known as buffer yards. Buffer yards create a visual screen that is used to screen incompatible uses or undesirable elements. Buffer yards can include plantings, fences, berms, or a combination of these, to reduce unwanted noise, views, and pollutants.

### **Landscaping**

Front Buffer yard landscape areas shall meet the following requirements: 1. Front buffer yard landscape areas shall meet the following requirements: a. One tree and ten (10) shrubs per fifty (50) linear feet of lot frontage. This parcel has access easement off Elmcrest and the graveled easement is a proposed future private roadway.

9-11-2: Applicability: The landscaping provisions of this chapter shall apply to the following: B. Any project involving residential, commercial, industrial, manufactured home park, public or quasi-public, civic, or multi-family land uses that: 1. Involve new construction and/or use of land or construction consisting of a substantial improvement requiring a building permit; or 2. Require the provision of new or substantial improvements to a parking area; or 3. Result in a change of occupancy classification as listed in the current city adopted building code involving residential, commercial, industrial, manufactured home par, civic and multi-family land uses.

This facility is a Public Utility and is not listed in 9-11-2: Applicability. A public utility is not considered a public use as defined in Title 9, Chapter 3: Definitions. PUBLIC USES: Public parks, schools, administrative and cultural buildings, and structures, but not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities. Also, public owned buildings, fire and police stations, libraries, post offices and public utility administration buildings.

The applicant has submitted a landscape waiver, to waive any landscaping. The site is 600' from any residences and is only accessible via a private access easement through the adjacent property. With this the parcel does not front the public right-of-way.

All retention facilities shall be owned and maintained by the property owner unless otherwise approved by the city council.

Page ESC1.0, note 1., states upon completion of project all permanent storm water management system maintenance will become the responsibility of local government agency and/or the owners(s). The Public Works Director has commented on the applicant's application in the portal regarding this matter and the applicant has agreed that the SWPPP will be maintained and owned by Idaho Power.

### **Water and Sewer**

There is a 14" water line west of and adjacent to this parcel.

The closest sewer line is a 10" line approximately 590' from the property boundary line on West 5<sup>th</sup> North Street. This is an unmanned site, with employees doing monthly and emergency (failure or outage) inspections. The distance to the nearest wastewater line the applicant will provide a portable restroom for employee use inside the fenced area.



### **Street access**

The property is not located on or adjacent to an existing street, but is located next to the “proposed” undeveloped Bennett Ranch Parkway on land owned by Weitz & Co. Inc. The property does have a 42’ wide and 1124.51’ long graveled access easement located at the intersections of Elm Crest, Marathon Way, and West 5<sup>th</sup> North. The access easement is graveled.

### **Fire**

Fire Marshall has no special requirements or comments.

The substation yard is graveled, with a 10’ graveled perimeter outside the fenced area. Idaho Power manages their own facilities for fire protection.

### **Water Rights Fee**

No water rights fees are required for this development. There is an existing agreement with Weitz & Company, Inc., the original owner of the property before this five-acre parcel was split from the main parcel.

### **Approval Process**

The Planning & Zoning Commission shall hold at least one public hearing for a conditional use permit request as prescribed by Idaho Code and this chapter public hearings. Further, the Planning & Zoning Commission and City Council, before granting a conditional use permit, they, shall review the general standards of 9-17-1(C) chapter and may request studies from the applicant, Planning Staff, or public agencies concerning the social, economic, fiscal, or environmental effects of the proposed conditional use. They shall review the particular facts and circumstances of each proposed conditional use in terms of the following and shall find adequate evidence showing that such use at the proposed location:

1. Will, in fact, constitute an allowed conditional use in that zone, as determined by the use chart in chapter 7 of the Zoning Ordinance;
2. Will be in accordance with the goals and objectives of the Mountain Home Comprehensive Plan and with all the applicable provisions of the Zoning Ordinance;
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;
4. Will not be hazardous or disturbing to existing or future neighboring uses;
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;
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;
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;
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; and
9. Will not result in the destruction, loss, or damage of a natural or scenic feature of major importance.



### **Notification & Responses**

A notification was sent to three (3) property owners within 300 ft. on 11/8/2024.

- A notification was sent to twenty- eight (28) Public Entities on 11/8/2024.
- Notice of Public Hearing was in the Mountain Home News on 11/13/2024 and 11/20/2024.
- Notice of the Public Hearing was posted on the property on 11/13/2024.
- As of 11/27/2024, we have received No letters in opposition or in favor of the request.

### **Applicable Regulations or Codes**

**City Code 9-6-10: Public Hearing Procedure**

**9-7-4 Land Use Chart**

**City Code 9-9-22: Power Plant/Energy Production/Utility Transmission Facilities**

**City Code 9-17 Conditional Uses**

### **Comprehensive Plan Compliance**

In the 2020 Comprehensive Plan, Infrastructure is one of the top five priority issues identified to focus on in the next 10 years. (pg. 9)

The Comprehensive Plan Economic Development Chapter 3.5.1 Attract and Create Diverse Jobs, acknowledges that suitable land and adequate infrastructure must be appropriate and available when marketing Mountain Home to potential incoming companies, and is key to successful economic development and is critical to Mountain Home continuing the momentum of growth. (pg. 16)

The Comprehensive Plans Chapter 4, Population Chapter, Goal 4.7 Goal 1, is to proactively manage growth by taking steps to maintain Mountain Home's "small town" character, by remaining proactive and become highly focused on balancing the housing needs in concert with ensuring that population growth does not outpace the City's ability to provide services. And, to ensure that no development is granted building privileges unless water, sewer, gas and power availability and capacity can be secured/verified. (pg. 27)

The Comprehensive Plan 6.7 Land Use Designation Table Industrial Light and Heavy Zones, as identified on the January 2019 Future Land Use Map, states, the intent is to provide clean industrial use including both light industrial uses like warehousing, technology, and manufacturing within an enclosed building; and heavy industry such as processing plants and manufacturing. This parcel is designated as Light Industrial on the January 2019 Future Land Use Map. (Comp. Plan Pg. 43 and 44).

The Comprehensive Plans Chapter 6, Land Use, 6.1 Goal, envisions community development guided by utilizing and implementing smart growth management and land planning principles, by tying development approvals to availability of infrastructure, both existing and proposed. (pg. 45)

The Comprehensive Plans Chapter 8, Community Design, 8.7 Goal 2, Is to protect and enrich Mountain Home's "small town; character and community lifestyle through updates and additions to policy, code and practice, and that all development applications will be considered for impact to schools, local services, utilities, and transportation networks for which development is anticipated to occur. (pg. 54)

The Comprehensive Plans, Chapter 13, Public Services and Facilities executive summary, states, public utilities, facilities, and services are necessary for the overall health, safety, and welfare, of the community. Mountain Home's growing population will at some time necessitate the need for new and expanded utilities, facilities, and services. Policies concerning the manner in which public utilities and services are expanded play an important role in the location and intensity of future development such as housing, employment, commercial and industrial development. The city focuses on basic utility and facility



requirements but defers to the specific provider for services not directly under the authority of the City. (pg. 84)

The Comprehensive Plans Goal 13.L Utilities/Franchise Goal 1 is to Ensure that adequate utility services are provided to the community. C. Allow additions to and improvements of utility facilities to occur at a time and in a manner sufficient to serve projected growth. E. Plan for the expansion of critical public services in advance of population growth. F. Plan for utility facilities in a manner consistent with and complementary to the utility companies public service obligations. G. Designate the general locations of existing and proposed electric utility facilities and corridors (pg. 110).

In the appendices I of the Comprehensive Plan is the Idaho Power Community Development Guide Goal for facilities is to: promote the development of energy services and public utility facilities to meet public needs. Coordinate and encourage future placement of electrical transmission lines and substations located in Mountain Home to be in accordance with Eastern Treasure Valley Electric Plan. It is important for Economic Development to recognize the need for utility facilities that are sufficient to support economic development. To 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.

#### **Staff Review**

Staff has reviewed the documents provided, the City Code, and the Comprehensive Plan, and has found that infrastructure is a priority, needed, and essential for economic growth to meet the public needs. The use is an allowed conditional use and has been identified in the Eastern Treasure Valley Electrical Plan.

#### **Conclusion**

If the Commission determines the proposed request appropriate, you may recommend approval of the requested conditional use permit to the City Council.

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. Per City Code 9-17-1, within one (1) year of issuance, the Conditional Use Permit Holder must begin event center operations or construction directly pertaining to the requested use.

#### **Attachments**

1. Vicinity Map
2. Zoning Maps (current and future)
3. Applicant Narrative
4. Site Plan
5. Access Easement Map
6. Survey
7. CDH Comment letter
8. Landscape Waiver



# Vicinity Map











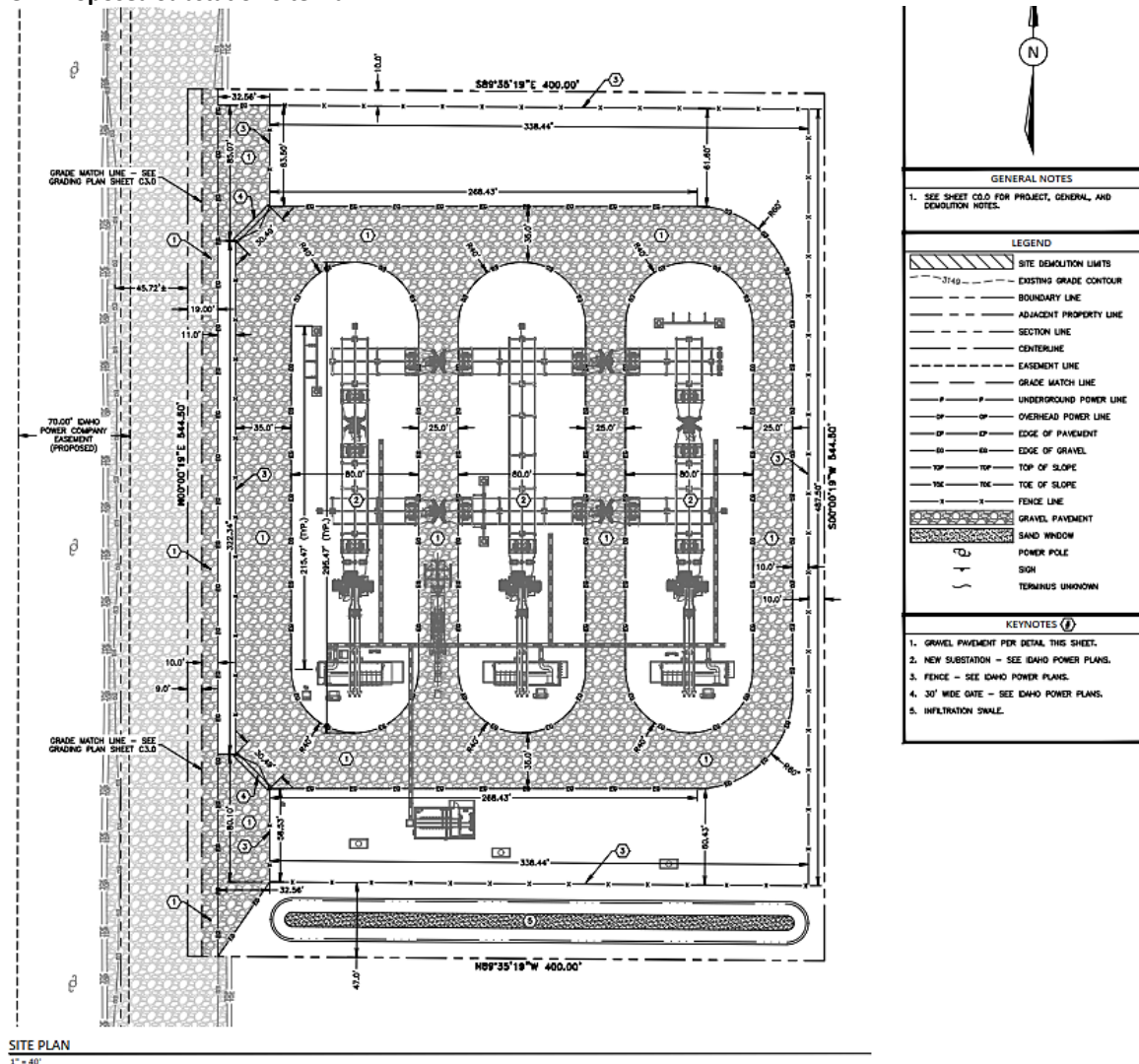


## Project Description

### Sawmill Substation

Idaho Power purchased the subject property in 2023. The parcel is next to the existing transmission line, which limits the need for additional transmission line construction and provides the necessary 5-acres for construction of the Sawmill Substation. The new distribution lines coming out of Sawmill Substation will connect with distribution lines from existing substations in the area. These connections will provide an additional level of reliability, resiliency, and flexibility to serve customers from multiple points.

Figure 1. Proposed Substation Site Plan



City Code section 9-9-22 requires this CUP application for a substation in the Light Industrial zone:

"Any land use for a power plant or utility transmission facility shall require a conditional use permit with review by staff, the commission, city council or any other entity deemed necessary to assure that the intrusion of noncompatible land uses will not be injurious to adjacent property owners and to assure that the facility is so managed that no hazard or nuisance be created..."



### **Elmore-Sawmill Transmission Line**

As shown in *Figure 2*, Idaho Power plans to rebuild 3-miles of the existing 69-kilovolt (69kV) transmission line which originates at the Elmore Substation, located at the corner of NW Mashburn Avenue and NW Standish Avenue. The rebuild section runs south along NW Standish Avenue and NW Canal Road. The line crosses I-84, Sunset Strip Boulevard, and the railroad. The rebuild section stops at the Sawmill Substation.

Per the Electrical Plan, the remainder of this line will be rebuilt in the future. Public utility transmission facilities are permitted in the I-1 zone and the transmission line will not span any other zoning district within the City Limits.

This transmission line rebuild includes a change to steel poles, which will improve safety, longevity, resiliency, and robustness of the line. The new poles will be located in approximately the same location as the existing wood poles.

The new poles will hold two (2) transmission circuits and two (2) distribution feeders which minimize the number of poles in the area, larger wire for a future voltage increase (to 138-kV) across the area and an optical ground wire which acts as both lightning protection and fiber communication line to monitor and control the substations. *Attached is Exhibit 2, which shows the current and future pole types.*

#### **Conditional Use Permit**

The approximately 136-acre parcel that surrounds Idaho Power's subject property is currently being farmed and is zoned I-1. Due to this zoning designation, a conditional use permit is required for the proposed substation.

Properties across W. 5 N St. are residential and over 600' away from the subject property. The effect of such elements such as noise, glare, odor, fumes, and vibration on adjoining property will be very minimal due to the type of use and the projects compatibility with a less developed area such as the surrounding environment

KM Engineering, on behalf of Idaho Power, will notify all local public agencies that work to better the public's health, safety, and welfare to understand any concerns, requirements and conditions necessary to construct and operate these electrical facilities. Idaho Power will adhere to all unique land use and performance standards for utility transmission facilities per Mountain Home City Code Section 9-9-22. Idaho Power will also adhere to the following Conditional Use Standards in Section 9-17-1:C:

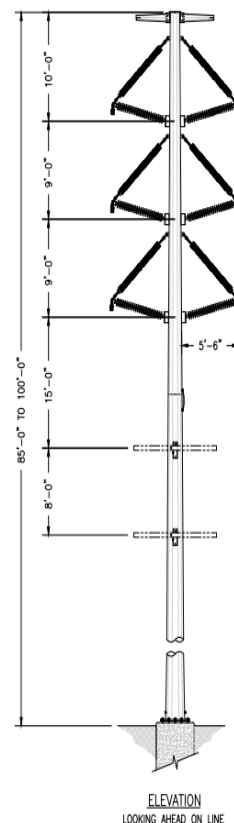
**1. Will, in fact, constitute an allowed conditional use in that zone, as determined by the use chart in chapter 7 of this title;**

**Response:** Per chapter 7 of the City's code, and within Land Use Chart 9-7-4, an "energy production facility" is labeled as a conditional (c) use.

**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;**

**Response:** The proposed substation and transmission line rebuild is in accordance with goals and objectives of the Mountain Home comprehensive plan and with all the applicable provisions of this zoning ordinance.

**Figure 2. Power Poles**





**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;**

**Response:** The proposed substation and transmission line rebuild will be designed, constructed, and operated and maintained to be harmonious with the existing/intended character of the subject property's Light Industrial zoning designation.

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

**Response:** Idaho Power does not expect the project to be a hazardous source. However, operating high-voltage infrastructure does present certain safety hazards. 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 these hazards. The subject property is in a fairly remote location with surrounding districts also being Light Industrial.

**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;**

**Response:** The subject property is within city limits and can adequately be served by any necessary services. Many services such as schools are not applicable to the proposed substation. Portable restrooms can be seen on the site plan.

**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;**

**Response:** Idaho Power does not anticipate any excessive additional requirements at public cost for public facilities and services and will not be at any detriment to the economic welfare of this community.

**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;**

**Response:** The proposed substation has a 'limit of disturbance' as noted in the attached site plan and will not be detrimental to any persons, property, or the general welfare. Due to the unique location of the substation, impacts are greatly minimized. The proposed substation will be graveled and span the lot.

**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; and**

**Response:** There is adequate access to the property that will not create interference with traffic on surrounding public streets. Idaho Power Company has, or will acquire, easements to construct, operate and access the line and substation across private properties. As part of the construction, Idaho Power will work to minimize traffic interruptions and rehabilitate any possible damages.

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

**Response:** The substation will not result in the destruction, loss or damage of a natural or scenic feature of major importance.



On behalf of Idaho Power, we are excited to bring the Sawmill Substation and Elmore-Sawmill Transmission Line upgrades to the City of Mountain Home. This project will complement surrounding uses, fulfill comprehensive plan goals, drive economic opportunity, and provide improvements to Mountain Home. With approval, adherence to code standards and safety will be evident through the entire process.

Should you have questions or require further information in order to process this application, please feel free to contact me.

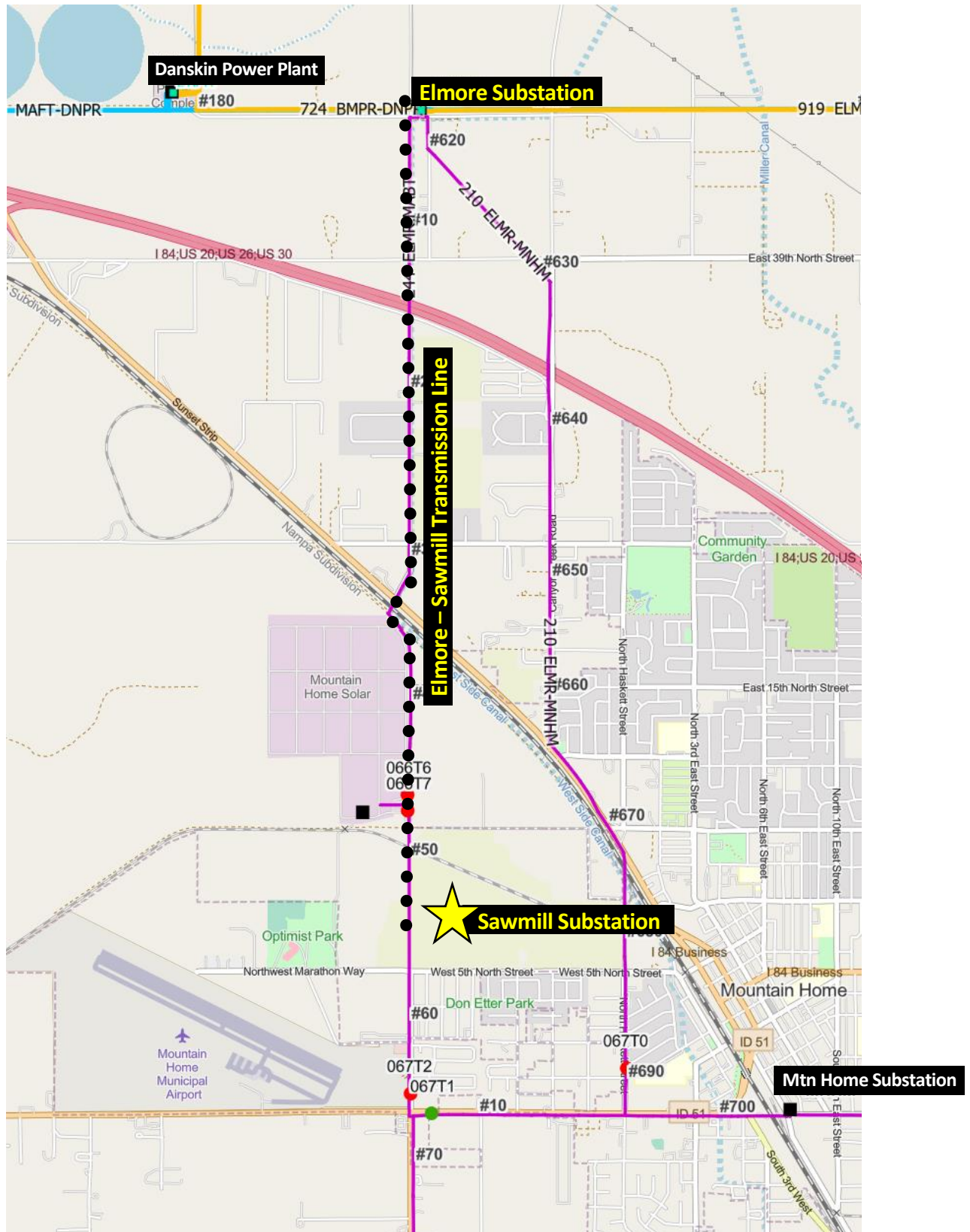
Sincerely,  
**KM Engineering, LLP.**

A handwritten signature in black ink, reading "Connor Lindstrom". The signature is fluid and cursive, with a long horizontal stroke at the end.

Connor Lindstrom, CFM  
Senior Land Planner

cc: Idaho Power Company, INC.





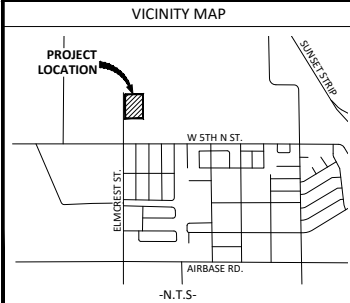
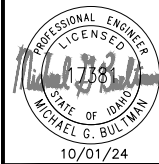
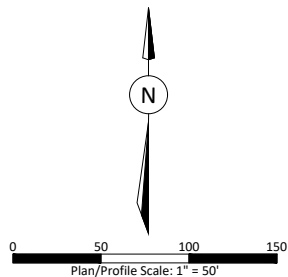


**Exhibit 2. Example of the Proposed Elmore-Sawmill Transmission Line Poles**





IDAHO POWER COMPANY  
SAWMILL STATION  
MOUNTAIN HOME, IDAHO  
FOR AGENCY APPROVAL  
OCTOBER, 2024



SHEET INDEX	
C0.0	COVER
C0.1	DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	DRAINAGE PLAN
C3.0	GRADING PLAN
ESC1.0	ESC PLAN

LEGEND	
	1/2 INCH REBAR
	POWER POLE
	SIGN
	TERMINUS UNKNOWN
	BASELINE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	CENTERLINE
	EASEMENT LINE
	GRADE MATCH LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	TOP OF SLOPE
	TOE OF SLOPE
	FENCE LINE
	GRAVEL PAVEMENT
	SAND WINDOW

VERTICAL DATUM	
1.	VERTICAL DATUM IS NAVD 88.

PROJECT GEOTECHNICAL REPORT	
1.	THE GEOTECHNICAL REPORT PREPARED BY SHANNON & WILSON, DATED 7/8/24, WILL BE THE PROJECT GEOTECHNICAL REPORT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL REPORT AND THE CONSTRUCTION PLANS. IN THE EVENT OF CONTRADICTING SPECIFICATIONS, THE MORE RESTRICTIVE SHALL APPLY.

IDAHO POWER COMPANY SAWMILL STATION  
1190 W 5TH N ST., MOUNTAIN HOME, ID

COVER



DESIGN BY:	HHH
DRAWN BY:	HHH
CHECKED BY:	MGB
DATE:	10/01/24
PROJECT:	23-233

SHEET NO.

C0.0

KM STANDARD PROJECT NOTES	
<b>GENERAL</b>	
1.	PROJECT BENCHMARKS SHALL BE ESTABLISHED THROUGHOUT THE SITE BY THE ENGINEER AND WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
3.	ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, SOILS REPORT, AND APPENDIX CHAPTER 33 OF THE UNIFORM BUILDING CODE.
4.	WHERE NOTED, EXISTING TEST PITS/MONITORING WELLS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION.
5.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.
6.	THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN.
7.	ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
8.	WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE (B) PLACING OF AGGREGATE BASE (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
9.	ALL CONTRACTORS WORKING WITHIN EXISTING PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
10.	THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE PLANS STAMPED "APPROVED FOR CONSTRUCTION" BY THE VARIOUS GOVERNING AGENCIES. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER OR PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
<b>GRADING</b>	
11.	ALL EARTHWORK INCLUDING CLEARING, GRUBBING, EXCAVATION, EMBANKMENT, BACKFILL, DEWATERING, AND EROSION CONTROL SHALL MEET THE SPECIFICATIONS OF SECTION 200 OF THE ISPC AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEERING REPORT.
12.	PRIOR TO PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL CLEAR THE SITE OF ALL WASTE MATERIALS AND VEGETATION AND PREPARE THE SUBGRADE AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT. ALL WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE SITE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF FILL MATERIAL TO ENSURE STABILITY OF SUBGRADE. THE GEOTECHNICAL CONSULTANT SHALL REMAIN ON SITE TO ENSURE PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
13.	STRUCTURAL FILL IS DEFINED BY THE GEOTECHNICAL CONSULTANT.
14.	TOPSOIL AND OTHER STOCKPILE AREAS TO BE COORDINATED BETWEEN CONTRACTOR AND OWNER BEFORE THE START OF CONSTRUCTION.
15.	NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE EPA.
16.	ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
<b>UTILITY</b>	
17.	THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
18.	ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH IDWR WESTERN REGION (334-2190).
19.	EXISTING OVERHEAD POWER LINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
20.	INSTALL CONCRETE COLLARS PER ISPC SD-616 AROUND ALL RIMS, GRATES, AND METERS WITHIN ASPHALT.
<b>DRAINAGE</b>	
21.	ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE CONTROLLING GOVERNMENTAL AGENCY SHALL BE USED BY THE PROJECT CONTRACTOR(S).
22.	THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT DIGLINE (342-1585) FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
23.	ANY PLAN CHANGES REQUIRES APPROVAL BY THE PROJECT ENGINEER AND THE CITY OF MOUNTAIN HOME.
24.	THE CONTRACTOR SHALL CONTACT CITY OF MOUNTAIN HOME FOR INSPECTION OF ALL PUBLIC STORM DRAINAGE FACILITIES (PRIOR TO PLACEMENT OF FILTER FABRIC) WITH A 48 HOURS MINIMUM ADVANCED NOTICE. PROJECT ENGINEER TO INSPECT ALL ON-SITE/PRIVATE STORM DRAINAGE FACILITIES.
25.	ALL STORM DRAIN PIPE SHALL BE ASTM D3034, SDR 35, OR APPROVED EQUAL, OR AS OTHERWISE INDICATED HERE ON.
26.	ALL WATER VALVES, BLOW-OFFS, AND MANHOLES SHALL BE GRADED AND PLACED SO AS NOT TO CONFLICT WITH ANY CURB, GUTTER, SIDEWALK, OR OTHER REQUIRED STREET IMPROVEMENTS.

ACRONYMS		CONTACT INFORMATION	
CL	CENTERLINE	N	NORTHING
CO	CLEANOUT	OP	OVERHEAD POWER
E	EASTING	PC	POINT OF CURVATURE
ELEV	ELEVATION	PI	PRESSURE IRRIGATION
EP	EDGE OF PAVEMENT	PS	PRESSURE SEWER
FL	FLOW LINE	PT	POINT OF TANGENCY
FLG	FLANGE	R	STATION OFFSET RIGHT
GI	GRAVITY IRRIGATION	RIM	RIM OF STRUCTURE
INV	HIGH POINT	SD	STORM DRAIN
ISPC	INVERT	SDMH	STORM DRAIN MANHOLE
	INVERT ELEVATION	SGT	SAND AND GREASE TRAP
	IDAHO STANDARDS FOR	SS	SANITARY SEWER
	PUBLIC WORKS CONSTRUCTION	SSMH	SANITARY SEWER MANHOLE
L	LINEAR FOOT	STA	ROADWAY STATION FROM CENTERLINE
LF	LIP OF GUTTER	SW	SIDEWALK
LOG	MATCH EXISTING	TBC	TOP BACK OF CURB
MA	MECHANICAL JOINT	TDC	TOP OF CONCRETE
MJ	MONITORING WELL		
MW			

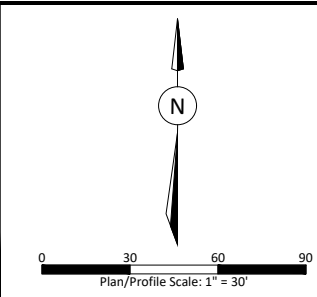
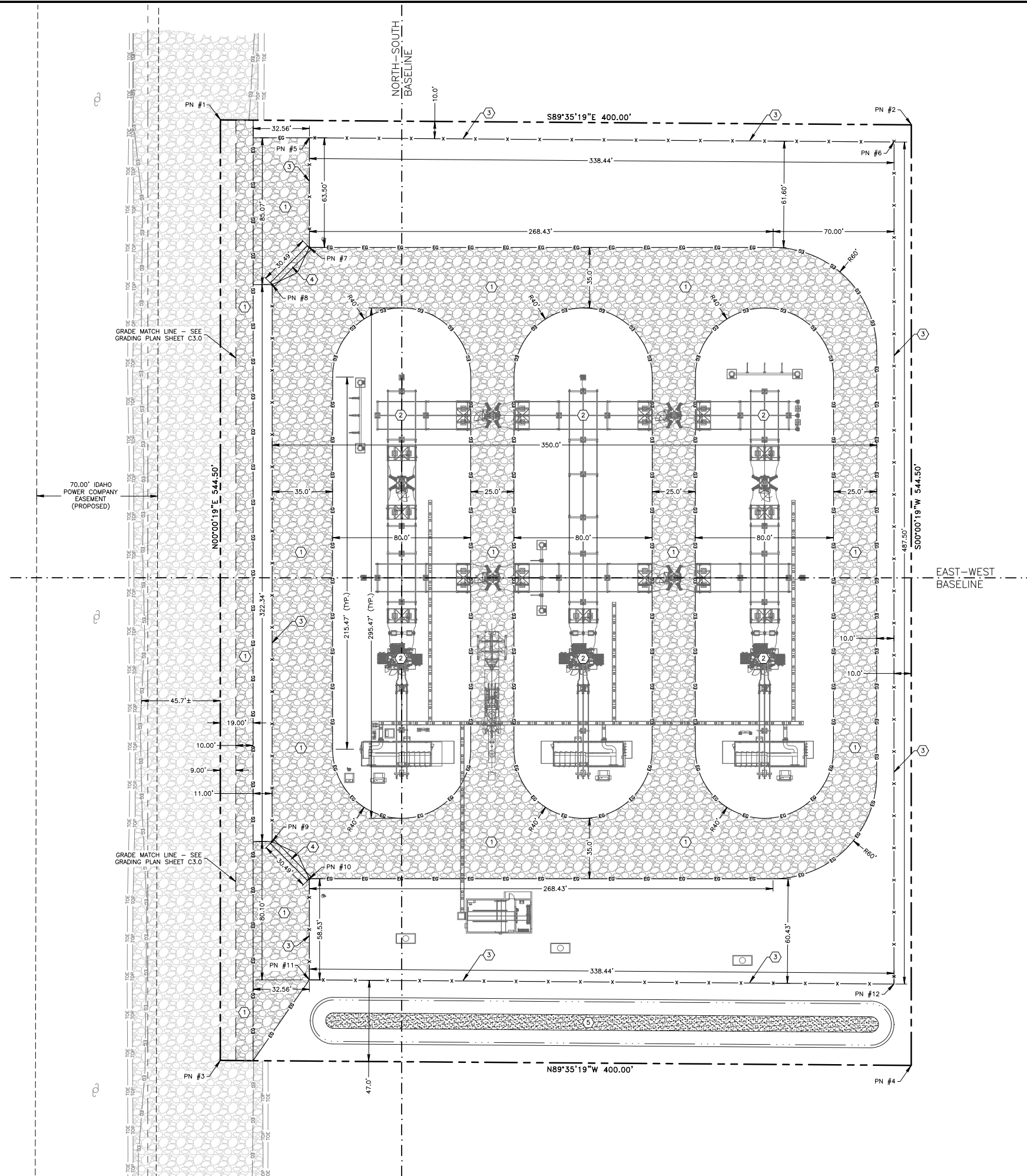
ENGINEER  
KM ENGINEERING, LLP  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE: (208) 639-6939  
FAX: (208) 639-6930  
CONTACT: MIKE BULTMAN, P.E.  
EMAIL: mbultman@kmengllp.com

DIGLINE  
DIGLINE, Inc.  
50 S. COLE RD.  
BOISE, IDAHO 83709  
PHONE: 811









**GENERAL NOTES**

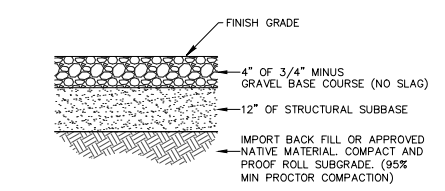
1. SEE SHEET C0.0 FOR PROJECT AND GENERAL NOTES.

**LEGEND**

- BASELINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- GRADE MATCH LINE
- EG --- EG --- EDGE OF GRAVEL
- TOP --- TOP --- TOP OF SLOPE
- TOE --- TOE --- TOE OF SLOPE
- X --- X --- FENCE LINE
- [Pattern] GRAVEL PAVEMENT
- [Pattern] SAND WINDOW

**KEYNOTES (#)**

- GRAVEL PAVEMENT PER DETAIL THIS SHEET.
- NEW SUBSTATION - SEE IDAHO POWER PLANS.
- FENCE - SEE IDAHO POWER PLANS.
- 30' WIDE GATE - SEE IDAHO POWER PLANS.
- INFILTRATION SWALE.



- NOTES:
- SEE PROJECT GEOTECHNICAL REPORT REFERENCED ON SHEET C0.0 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - GEOTECHNICAL CONSULTANT TO VERIFY SUBGRADE COMPETENCY AT TIME OF CONSTRUCTION.

**GRAVEL PAVEMENT SECTION**  
NTS

POINT TABLE				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	535817.3322	2633455.6227	3150.47	PROPERTY CORNER
2	535814.4611	2633855.6124	3150.48	PROPERTY CORNER
3	535272.8331	2633455.5719	3147.17	PROPERTY CORNER
4	535269.9620	2633855.5615	3148.37	PROPERTY CORNER
5	535806.9619	2633507.1784	3151.00	FENCE CORNER
6	535804.5326	2633845.6115	3151.00	FENCE CORNER
7	535743.4622	2633507.1725	3150.00	GATE
8	535721.8974	2633485.6138	3150.00	GATE
9	535399.5624	2633485.5837	3148.20	GATE
10	535377.9936	2633507.1384	3148.20	GATE
11	535319.4642	2633507.1329	3147.90	FENCE CORNER
12	535317.0349	2633845.5659	3147.40	FENCE CORNER

DATE	
REVISIONS	
ITEM	
NO.	

IDAHO POWER COMPANY SAWMILL STATION  
1190 W 5TH N ST., MOUNTAIN HOME, ID

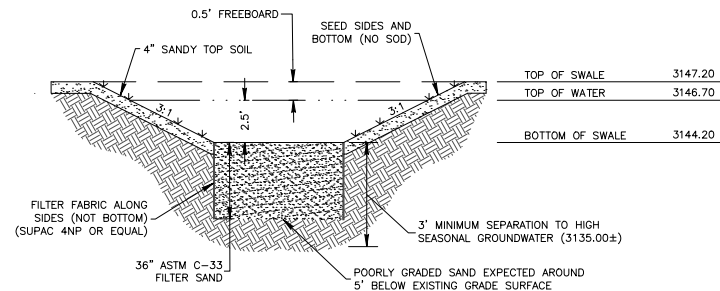
SITE PLAN

5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

DESIGN BY:	HIH
DRAWN BY:	HIH
CHECKED BY:	MGB
DATE:	10/01/24
PROJECT:	23-233

C1.0

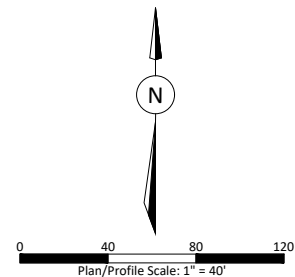
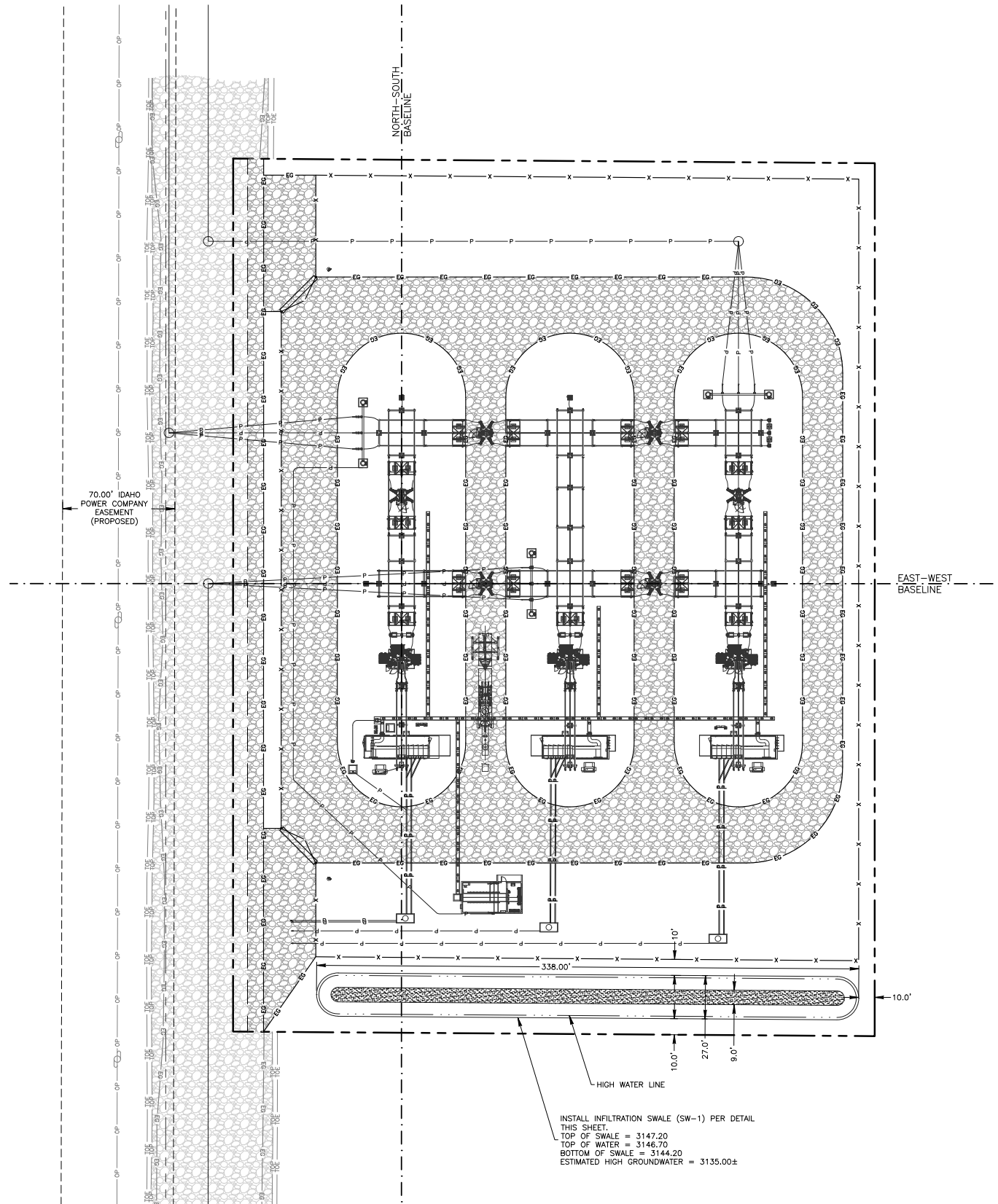




- NOTES:
1. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF GROUNDWATER OR EVIDENCE OF GROUNDWATER IS ENCOUNTERED WITHIN 3- FEET TO THE BOTTOM OF SWALE. PER THE PROJECT GEOTECHNICAL REPORT REFERENCED ON SHEET C0.0, GROUNDWATER IS ANTICIPATED TO BE AT LEAST 15 FEET BELOW EXISTING GRADE SURFACE.
  2. PER THE PROJECT GEOTECHNICAL REPORT, POORLY GRADED SAND IS EXPECTED AT APPROXIMATELY 5 FEET BELOW EXISTING GRADE SURFACE.
  3. SEE THE PROJECT GEOTECHNICAL REPORT REFERENCED ON SHEET C0.0 FOR MORE INFORMATION.
  4. GEOTECHNICAL ENGINEER TO PERFORM PERCOLATION TEST AT BOTTOM OF SWALE ONCE EXCAVATED. NOTIFY DESIGN ENGINEER IMMEDIATELY IF TESTED INFILTRATION RATE IS LESS THAN 2"/HR FOR STORM DRAIN SYSTEM REDESIGN.

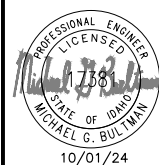
INSPECTION NOTE:  
PROJECT ENGINEER TO INSPECT SWALE ONCE EXCAVATED.  
PROVIDE A MINIMUM 48 HOURS NOTICE FOR ALL INSPECTIONS.

INFILTRATION SWALE (SW-1)  
NTS



#### GENERAL NOTES

1. SEE SHEET C0.0 FOR PROJECT AND GENERAL NOTES.



REVISIONS		DATE	
NO.	ITEM		

IDAHO POWER COMPANY SAWMILL STATION  
1190 W 5TH N ST., MOUNTAIN HOME, ID  
DRAINAGE PLAN

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

DESIGN BY: HIH  
DRAWN BY: HIH  
CHECKED BY: MGB  
DATE: 10/01/24  
PROJECT: 23-233

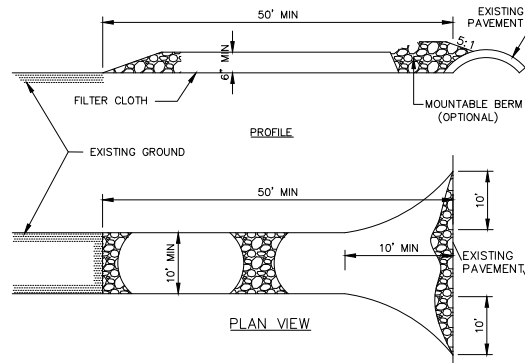
SHEET NO.

C2.0





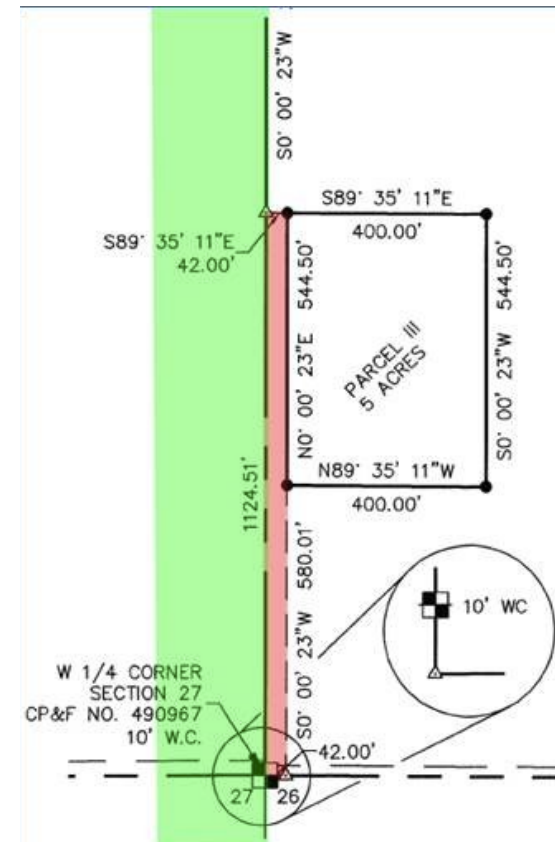




ESC1.0



Elmcrest, Marathon Way, West 5th North Intersection looking East.  
Existing transmission lines and access easement.



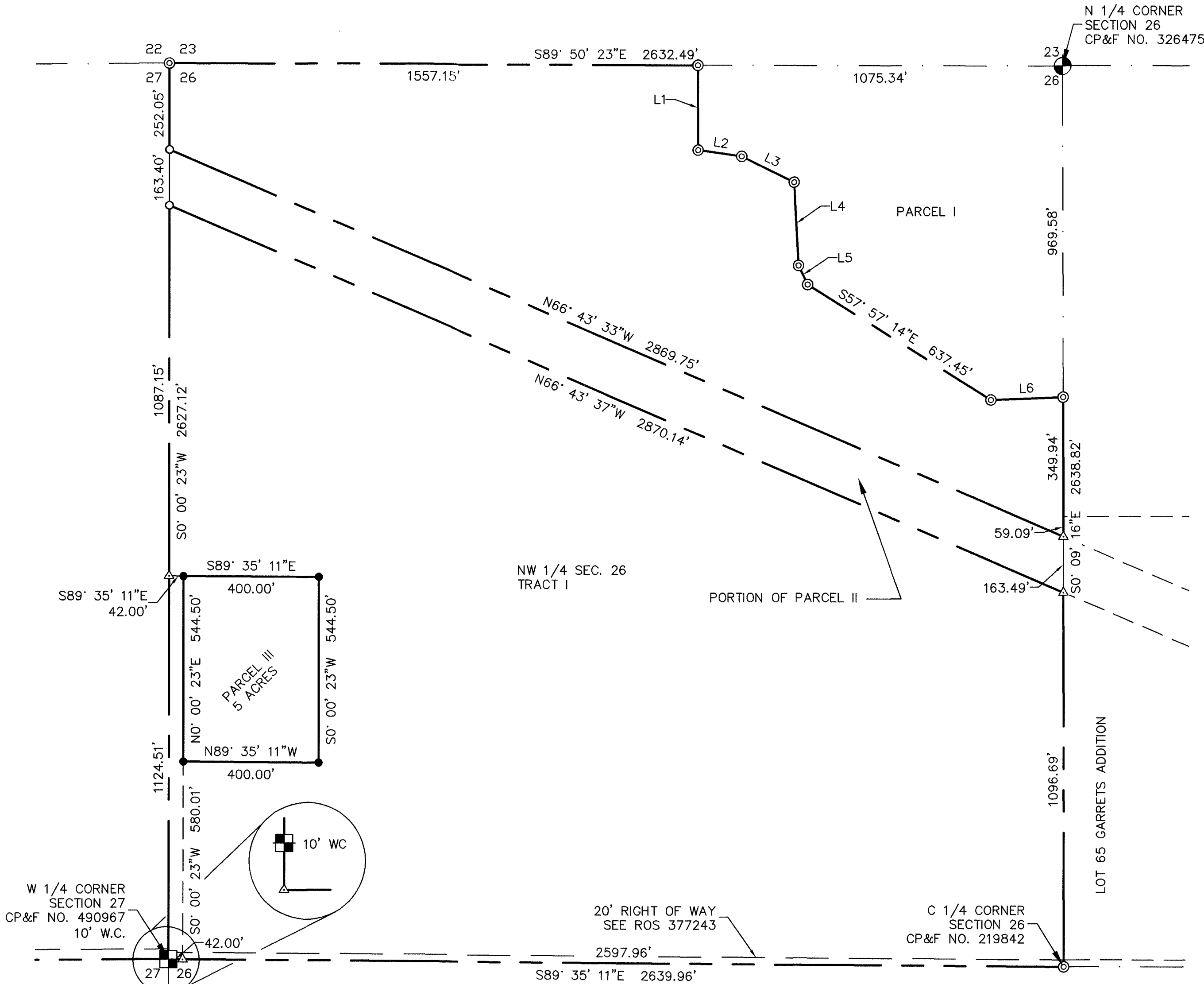
Current site access



Graveled access area







#### NARRATIVE

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE CURRENT PROPERTY OWNER TO FIND OR RESET THE BOUNDARY OF THE PROPERTY FOR A POTENTIAL DEVELOPMENT FOR THIS PROPERTY. THE CORNERS IDENTIFIED ON ROS 377243 AND ROS 327974 WERE IDENTIFIED IN THIS SURVEY.

#### NOTES

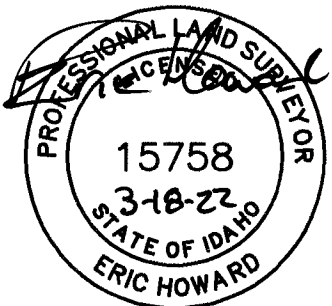
REFERENCE IS MADE TO THE FOLLOWING:  
(R1) ROS 377243 FOR VAN BERKEM/WEITZ  
(R2) ROS 371235 FOR CITY OF MOUNTAIN HOME  
(R3) ROS 327974 LOT 29 GARRETT ADDITION  
ROS 374253  
GARRETT ADDITION SUBDIVISION PLAT  
PATRIOT SUBDIVISION NUMBER 2

#### CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, ERIC J HOWARD, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF A SURVEY AS MADE BY ME OR UNDER MY SUPERVISION, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1601 THROUGH 55-1613.

#### LEGEND

---	BOUNDARY LINE
---	SECTION LINE
---	ORIGINAL PROPERTY LINE
●	FOUND BRASS CAP
■	FOUND ALUMINUM CAP
⊙	FOUND 5/8" IRON PIN
⊙	SET 5/8" X 24" IRON PIN W/ CAP
○	FOUND 1/2" IRON PIN
●	SET 1/2" X 24" IRON PIN W/ CAP
△	CALCULATED POINT-NOT SET
( )	DATA OF RECORD



RECORD OF SURVEY FOR WEITZ & COMPANY INC.		
A PARCEL OF LAND BEING A PORTION OF NW 1/4 OF SECTION 26, T.3S., R.6E., B.M., ELMORE COUNTY, IDAHO.		
<b>J.J. HOWARD</b> MAPPING & SURVEYING 5983 W. State St., Ste. D / Boise, ID 83703 PHONE: (208) 846-8937 FAX: (208) 846-8822		
DATE: 12/17/21	DESIGN BY: CS	SHEET: OF 1 1
SCALE: 1"=250'	DRAWN BY: CS	INDEX NO. 362-26-4-00-00
2021 PROJECTS/ 211115 - DAN WEITZ		





Elmore County Transmittal  
Division of Community and Environmental Health

RETURN TO:

☐ Elmore Co  
Land Use &  
Building Dept

☒ Mtn Home

☐ Glenns Ferry

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat PZ-24-57

- ☐ 1 We have No Objections to this Proposal
- ☐ 2 We recommend Denial of this Proposal
- ☐ 3 Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal
- ☐ 4 We will require more data concerning soil conditions on this Proposal before we can comment
- ☐ 5 Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- |  |   |
|--|---|
| <input type="checkbox"/> high seasonal ground water  | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> other _____                |
- ☐ 6 This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters
- ☐ 7 This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability
- ☐ 8 After written approvals from appropriate entities are submitted we can approve this proposal for:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> central sewage    | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage    | <input type="checkbox"/> central water           |   |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water        |   |
- ☐ 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> central sewage   | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> central water           |  |
- ☐ 10 This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval
- ☒ 11 If restroom facilities are to be installed then a sewage system MUST be installed to meet Idaho State Sewage Regulations
- ☐ 12 We will require plans be submitted for a plan review for any
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> food establishment     | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store          |  |
- ☐ 13 Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH
- ☒ 14 Any building generating wastewater must have a septic system.  
Application, fees and test holes are required prior to CDH  
issuing a permit.

Reviewed By: Brian Cooper

Date 11/12/24





# Planning & Zoning Commission

## NOTICE OF PUBLIC HEARING

### CONDITIONAL USE PERMIT

A Public Hearing will be held on Tuesday, December 3, 2024, at 5 30 P M in the City Council Chambers, 160 South 3rd East, Mountain Home, Idaho, before the Mountain Home Planning and Zoning Commission to obtain citizen input on a request for a Conditional Use Permit Jaya Littlewing with KM Engineering on behalf of Idaho Power has applied for a Conditional Use Permit for a new electrical substation and to rebuild a 60-year-old transmission The proposed Sawmill Substation will be located West side of Mountain Home, Northeast of the Municipal City Airport, Mountain Home, ID (RPA3S06E263020) (PZ-24-57)

#### LEGAL DESCRIPTION

A parcel of land lying in the NW1/4 of Section 26, Township 3 South, Range 6 East Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows

Commencing at point marking the West 1/4 Corner of Said Section 26, thence along the west line of said Section 26 N0° 00' 23"E 1124.51 feet to a point, thence S89°35'11"E 42 00 feet to a point said point being the POINT OF BEGINNING,  
Thence S89°35'11"E 400 00 feet to a point,  
Thence S0°00'23"W 544.50 feet to a point,  
Thence N89°35'11"W 400 00 feet to a point  
Thence N0°00'23"E 544 50 feet to the POINT OF BEGINNING  
Said parcel contains 5 0 acres more or less and is subject to all existing easements and rights-of-way of record or implied

Anyone who wishes to comment, but is unable to attend the hearing, may submit written comments prior to the hearing The City of Mountain Home will provide reasonable accommodations for persons with disabilities Address comments or requests for accommodations to Planning and Zoning P O Box 10 Mountain Home, Idaho 83647

Persons needing an interpreter or special accommodations are urged to contact the City of Mountain Home Title VI Coordinator at 208-587-2104

Se les informan a las personas que necesitan servicios especiales o un intérprete para comunicarse con la ciudad de Mountain Home Coordinador del Título VI al 208-587-2104

Brenda Ellis  
Senior City Planner  
City of Mountain Home  
First Publication November 13 2024  
Second Publication November 20 2024



November 18, 2024  
Project No.: 23-233

Ms. Brenda Ellis  
Senior City Planner  
150 South 3rd East Street  
Mountain Home, ID 83647

RE: Sawmill Substation – Mountain Home, Idaho  
Conditional Use Permit Application – Landscape Waiver

Ms. Ellis,

In conjunction with the Conditional Use Permit Application PZ-24-57 which is scheduled to be heard by the City of Mountain Home Planning & Zoning Commission on December 3, 2024, we request to waive any landscaping that may be required as part of this application submittal. The site currently sits over 600' away from any residences and is only accessible via a private access easement through the adjacent property. With this, the parcel does not front the public right-of-way and any access to the site by the public will be prohibited. In addition to this, the site is adjacent to vacant agricultural land. With no water availability to the site, planting landscaping will be difficult, and would only be a hindrance to water conservation for this area.

The following City Code Sections support the request for waiving any required landscaping for the site:

*9:11-1 The purpose of this chapter is to indicated the minimum landscape, open space and water conservation requirements for all new residential and non residential development commenced after the effective date hereof. These provisions do not apply to single-family, duple dwelling units existing at the time of adoption hereof or the downtown, C-2 district. These standards are established in order to:*

...

*G. Protect and preserve water resources within the community;*

*H. Ensure protection of water resources from excessive use of high water using plant materials.*

*9:11-4: B. Landscape improvements shall follow water efficient design principles to facilitate water conservation:*

- 1. Design planting schemes for water conservation;*
- 2. Landscape areas shall be compatible with the character of the proposed development and the surrounding areas to reinforce neighborhood identity;*

Planting landscaping materials would require the use of water and would also to be compatible with the character of the surrounding area.

Should the Commission require landscaping, we request to defer submitting a landscaping plan as a condition of approval for the development.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,



**KM Engineering, LLP.**

A handwritten signature in cursive script, reading "Connor Lindstrom".

Connor Lindstrom, CFM  
Senior Land Planner

cc: Idaho Power Company, INC.