



**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 Fitzner 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

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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

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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 decibels 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

