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Leah Navarro

## Notice of Public Hearing

The Lava Hot Springs Idaho Planning and Zoning Commission will conduct a public hearing on the 26th day of June, 2023 beginning at 6:30PM at the Lava City Hall meeting room located at 115 W. Elm Street, Lava Hot Springs, Idaho. At that time and place the Planning and Zoning Commission will consider a development agreement proposed by Junto Affordable Housing for a parcel of real property consisting of approximately 6.42 acres which is identified in the Bannock County records as Parcel RPR4227013506 which borders S. 6th Ave. W. and is contiguous to the current city limits of the City. The property is currently owned by Shawn Welch.

Junto Affordable Housing proposes to develop four-plex multiple family dwellings as residential, non-transient, dwellings with the primary goal of providing affordable workforce housing, and ancillary retail or service-oriented businesses, compatible with uses and conditional uses in the C-2 Zone as described in City Ordinance 1982-2. The mix of multi-family residential and retail or service-oriented businesses to be developed is subject to determination by Junto Affordable Housing and approval by the City of Lava Hot Springs on or before completion of the final phase of the project.

In exchange for the development of the property as described above, subject to the use restrictions required by the City and agreed to by Junto Affordable Housing, and subject to construction and development of the project in accordance with the terms, restrictions and standards of the Development Agreement, Junto Affordable Housing requests the City, and the City proposes to provide, City water and sewer services and other municipal services to the Property. In further exchange for a commitment to provide City water and sewer services, the City additionally requires that the owner and Junto Affordable Housing request and consent to annexation into the City.

**Copies of the Development Agreement are available at Lava City Hall located at 115 W. Elm Street, Lava Hot Springs, Idaho between the hours of 9AM and 2PM, Monday through Friday. Any and all persons shall have the opportunity to be heard at the public hearing. The P&Z Commission may limit oral testimony to three minutes per person. Written comments or objections must be received between 9AM and 2PM at City Hall no later than three (3) business days prior to the hearing. Comments or objections may also be faxed to 208-776-5130 or emailed to [lavacityhall@gmail.com](mailto:lavacityhall@gmail.com).**

