

PUBLIC NOTICE

A Public Hearing two (2) separate public hearings (two different annexation) of the Planning and Zoning Commission of the City of Lava Hot Springs, Idaho will be held on Monday December 22, 2025, at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

In-person attendance is allowed. Guests may join by teleconference if they so desire. To listen to the meeting by teleconference, please call (408) 638-0968, meeting ID number is 5731543907#, password 745563#. Depending on your telephone service plan, long distance charges may apply. All participants will be muted when they join the meeting. Guests who are listed on the agenda or audience members wishing to speak during the discussion section can unmute themselves by entering star six (*6).

City of Lava Hot Springs
115 West Elm – PO Box 187 – 83246
Office Phone (208) 776-5820
Fax (208) 776-5130

P & Z Commission
James Page – Lisa Guthrie
Jeff Jones – Diane Beckstead
City Clerk/Treasurer Amantha Sierra
Office Assistance Mandy Frandsen

1. AGENDA

- a) Silence all cell phones
- b) Call meeting to order
- c) Roll Call

2. REVIEW OF MEETING PROCEDURES & PUBLIC COMMENT RULES

- a) 3-minute limit per speaker
- b) Written comments deadline noted

3. PUBLIC HEARING – CKJ Jesse Development

A. Annexation - Hearing

- 1. Description of item by Chair
- 2. Presentation by applicant
- 3. Commission questions for applicant (if any)
- 4. Presentation by Staff
- 5. Commission questions for staff (if any)
- 6. Open public hearing
 - a. In favor
 - b. Neutral
 - c. Opposed
- 7. Close public hearing
- 8. Possible action by commission (recommendation)
 - a. Approval
 - b. Approval with conditions
 - c. Denial
 - d. Table / continue

B. Zoning Development Agreement - Hearing

- 1. Description of item by Chair

2. Presentation by applicant
3. Commission questions for applicant (if any)
4. Presentation by Staff
5. Commission questions for staff (if any)
6. Open public hearing
 - a. In favor
 - b. Neutral
 - c. Opposed
7. Close public hearing
8. Possible action by commission (recommendation)
 - a. Approval
 - b. Approval with conditions
 - c. Denial
 - d. Table / continue

C. Initial Zoning as Contract Zone – Hearing

1. Description of item by Chair
2. Presentation by applicant
3. Commission questions for applicant (if any)
4. Presentation by Staff
5. Commission questions for staff (if any)
6. Open public hearing
 - a. In favor
 - b. Neutral
 - c. Opposed
7. Close public hearing
8. Possible action by commission (recommendation)
 - a. Approval
 - b. Approval with conditions
 - c. Denial
 - d. Table / continue

4. PUBLIC HEARING – Holladay Development

A. Annexation - Hearing

1. Description of item by Chair
2. Presentation by applicant
3. Commission questions for applicant (if any)
4. Presentation by Staff
5. Commission questions for staff (if any)
6. Open public hearing
 - a. In favor
 - b. Neutral
 - c. Opposed
7. Close public hearing
8. Possible action by commission (recommendation)
 - a. Approval
 - b. Approval with conditions
 - c. Denial
 - d. Table / continue

B. Annexation Agreement - Hearing

1. Description of item by Chair

2. Presentation by applicant
3. Commission questions for applicant (if any)
4. Presentation by Staff
5. Commission questions for staff (if any)
6. Open public hearing
 - a. In favor
 - b. Neutral
 - c. Opposed
7. Close public hearing
8. Possible action by commission (recommendation)
 - a. Approval
 - b. Approval with conditions
 - c. Denial
 - d. Table / continue

C. Initial Zoning as R3 Multi-Family Residential – Hearing

1. Description of item by Chair
2. Presentation by applicant
3. Commission questions for applicant (if any)
4. Presentation by Staff
5. Commission questions for staff (if any)
6. Open public hearing
 - a. In favor
 - b. Neutral
 - c. Opposed
7. Close public hearing
8. Possible action by commission (recommendation)
 - a. Approval
 - b. Approval with conditions
 - c. Denial
 - d. Table / continue

5. NOTICE OF RESIGNATION - Mark Lowe – Chair

6. UPCOMING VACANCY – Daine Beckstead

7. ANNOUNCE NEXT REGULAR P&Z MEETING: January 26th, 2026

8. REGULAR P&Z MEETING DEADLINE: January 16th, 2026

9. ADJOURN SPECIAL MEETING – ACTION