

PUBLIC NOTICE

A Meeting of the Planning and Zoning Commission of the City of Lava Hot Springs, Idaho will be held on July 27, 2026, 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 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 – Wendy Prather
City Clerk/Treasurer Amantha Sierra

1. Agenda

- Silence all cell phones.
- Call meeting to order.
- Roll Call.

2. PUBLIC HEARING – Variance Request

Applicant: Kevin Reece

Property Location: 321 S. 1st Ave., Lava Hot Springs, Idaho

The Planning & Zoning Commission will conduct a public hearing to consider a variance request regarding the minimum lot size requirements for residential structures. The applicant is requesting approval to allow the proposed residential use and development of a corner located at 321 S. 1st Ave.

The purpose of the variance request is to allow a reduction or modification to the minimum square footage requirements otherwise required by City ordinance for residential lot development.

Action Requested:

Review public testimony and application materials, discuss the variance request, and

make a recommendation to the City Council for approval, approval with conditions, or denial. The Planning & Zoning Commission may also recommend that the City Council schedule a new public hearing due to deficiencies discussed regarding the mailed public hearing notices.

a. Applicant Presentation

b. Staff Report

c. Questions from the Commission to Staff and Applicant

d. Open Public Hearing

e. Public Testimony

- Testimony in favor
- Neutral testimony
- Testimony in opposition

f. Close Public Hearing

g. Commission Deliberation

h. Motion and Action – Possible recommendation to the City Council regarding Kevin Reece variance request.

3. PUBLIC HEARING – Sunrise Village Preliminary Plat

Applicant: Sunrise Village

Property Location: 321 S. 1st Ave., Lava Hot Springs, Idaho

The Planning & Zoning Commission will conduct a public hearing to consider a Preliminary Plat consisting of approximately 5.3 acres, creating sixteen (16) residential lots and one (1) open space Parcel

Action Requested: Review public testimony and application materials, discuss the variance request, and make a recommendation to the City Council for approval, approval with conditions, or denial. The Planning & Zoning Commission may also recommend that the City Council schedule a new public hearing due to deficiencies discussed regarding the mailed public hearing notices.

a. Applicant Presentation

b. Staff Report

c. Questions from the Commission to Staff and Applicant

d. Open Public Hearing

e. Public Testimony

- Testimony in favor

- Neutral testimony
- Testimony in opposition

f. Close Public Hearing

g. Commission Deliberation

- h. Motion and Action** – Possible recommendation to the City Council regarding Sunrise Preliminary Plat.

- 4. Annouce Next Regular P&Z meeting** – August 24, 2026,
- 5. Agenda Deadline** - August 14, 2026t
- 6. Action Item** – Adjourn Meeting.