

Minutes of the Regular Meeting of the Lava planning and Zoning Commission held Tuesday, November 23, 2010, 6:30 p.m. at Lava City Hall, 115 west Elm Street, Lava Hot Springs, Idaho

Present: Dave Sanders, Chair
Curtis Waisath
Cory Unsworth
Trish Avery, Secretary

The meeting was called to order at 6:30 p.m.

Oath of Office

This item was postponed until next meeting so the city council can approve the renewal of the commission members whose term expires on November 30, 2010.

Approve minutes – October 26, 2010

A motion was made by Curtis Waisath and seconded by Cory Unsworth to accept the minutes of the October 26, 2010 regular meeting of the Planning and Zoning Commission. All voted aye, unanimous.

Zoning Ordinance Amendments Recommendations

The commission discussed some of the items on the list of zoning items which the commission is reviewing. The following recommendations were made:

- 7 The commission recommended that private property owners be prohibited from encroaching onto city property with pavers, blocks, etc.
- 8 Chapter 4, Section 1 shall be amended to read:
 4. Setback Requirements:
 1. ~~Front yard~~ Right-of-Ways: No building or structure shall be erected nearer than twenty (20) feet from the right-of-way line of the street or alley; provided, when lots comprising fifty (50) percent or more of the frontage between two (2) intersecting streets are already developed with building having ~~front yards~~ setbacks with a variation of not more than fifteen (15) feet in depth, the average of such ~~front yards~~ setback shall establish the minimum ~~front yard~~ setback depth for the entire frontage. In no case shall a ~~front yard~~ setback of more than thirty (30) feet be required.
 2. ~~Side yard~~ Adjoining Property: No building shall be erected closer than ten (10) feet to any side adjoining property line; ~~except corner lots shall maintain a twenty (20) foot side yard adjacent to the street which intersects the street upon which the building fronts.~~
 3. ~~Rear Yard~~: ~~There shall be a rear yard having a depth of not less than twenty (20) feet.~~
- 9 The general practice has been the setback from a garage is measured from property line, from a shed or deck the setback has been measured from the center of the alley. The commission decided that this is a good practice and should remain the same.

- 14 Zone land that is not currently zoned. The commission reviewed the zoning map and asked Trish to mark on the map which of the not zoned lands are state owned, private owned and city owned properties. The commission will discuss this again at the next meeting.
- 15 Should the minimum area requirement for corner lots be changed or addressed on an individual basis? The commission decided that smaller corner lot area could be allowed if all other requirements were met (setback, percent coverage, etc.)
- 16 Should surveys, curb, gutter and sidewalks be required on all new construction? The commission decided that new construction should be required to install curb, gutter and sidewalks and that surveys should be required.

Comprehensive Plan Report

Nothing new to report.

Other Business

The commission had been given an article from TIME magazine regarding vacation rentals in cities around the world. It was noted that the vacation rental issue is affecting other cities.

Schedule Next Meeting

A motion was made by Dave Sanders and seconded by Curtis Waisath to cancel the December 28, 2011 regular Planning and Zoning Commission meeting. The next meeting will be held on January 25, 2011. All voted aye, unanimous.

Adjournment

A motion was made by Curtis Waisath and seconded by Cory Unsworth to adjourn. All voted aye, Unanimous. The meeting adjourned at 7:16 p.m.

Trish Avery – secretary

Dave Sanders – Chair

Approved January 25, 2011