

Minutes of the Regular Meeting of the Lava Planning & Zoning Commission held Tuesday, August 30, 2011 at 6:30 p.m., Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho

Present: Fred Hinz – Vice Chairperson
Dave Sanders
Cory Unsworth

Trish Avery, Secretary

The meeting was called to order at 6:36 p.m. Vice Chairperson Fred Hinz conducted the meeting.

Approve minutes – July 26, 2011

A motion was made by Cory Unsworth to approve the minutes of the July 26, 2011, regular Planning and Zoning Commission meeting. The motion was seconded by Dave Sanders. All voted aye, unanimous.

Zoning Ordinance Amendments Recommendations

a. Define boundary line between R2 and R3 zones

The commission reviewed the zoning map and the proposed wording for the R2 and R3 Zones description which had been prepared as follows:

Proposed R2 Zone Description

Boundary of the South West section of the R2 zone shall run from the south western corner of the city limits north along the western city limits line to Elm Street, then east along Elm Street to Fifth Avenue West, then south easterly along Fifth Avenue West to the southern city limits line, then west along the southern city limits line to the western city limits line (point of beginning).

Boundary of the South East section of the R2 zone shall run from the southern city limits line north between Lots 9 & 10 of Block 12 High School Park Addition to Hall City continuing north along Third Avenue West to Booth Street, then east along Booth Street to Second Avenue West, then north along Second Avenue West to Elm Street, then east along Elm Street to Third Avenue East, then south to Booth Street, then west to Second Avenue East, then south to the third alley south (city limits line), then west along the alley (city limits line) to the north east corner of Block 1 of W.J. Fife's Addition to Hall City (eastern city limits line), then south along the eastern city limits line to the southern city limits line, then west along the southern city limits line to the point of beginning.

Boundary of the North West section of R2 shall run along the western city limits line from Portneuf Street north to the southern banks of the Portneuf River, then east along the southern banks of the Portneuf River to the eastern property line of Lot 3R of the Hampson's Riverview Tract, then south along the eastern property line of Lot 3R of the Hampson's Riverview Tract to the toe of the Lava Reef, then east long the toe of the Lava Reef to the point at which Third Avenue West meets the toe of the Lava Reef, then south along Third Avenue West to Portneuf Street, then west along Portneuf Street to the western city limits line (point of beginning).

Proposed R3 Zone Description:

Boundary of the R3 zone shall run from the southern city limits line north along the property line which divides Lots 9 & 10 of Block 12 High School Park Addition to Hall City continuing north along Third Avenue West to Booth Street, then east along Booth Street to Second Avenue West, then north along Second Avenue West to Elm Street, then west along Elm Street to Fifth Avenue West, then in a southerly direction along Fifth Avenue West to the southern city limits line, then east along the city limits line to the point of beginning.

Also the County Property within the City of Lava Hot Springs which lies to the North of Portneuf Street and South of the cliffs along the Portneuf River between Second Ave West and Third Ave West.

The commission members all felt that the proposed change would make the zone boundary lines more clear. These changes will be submitted to the city council along with all of the other recommended zoning ordinance changes when the commission finishes the work on the ordinance amendments.

b. Continue work on definitions and ordinance amendment list

It was decided that the commission would wait until the Comprehensive Plan is completed before spending much more time on this list.

c. RV Occupancy Ordinance

Fred Hinz stated that he would like to have at least one more commission member present before working too much on this ordinance. The commission members felt that they could all agree that if someone was coming to spend a few days at their relatives (“Uncle Bob’s”) home, it would be alright to park in the driveway, but no hookups would be allowed.

The commission expressed concern about policing RVs for permits and illegal sewer hook ups. The commission discussed the permitting process and duration. The commission discussed RV dump station fees. It was noted that the KOA has a RV dump station.

Cory Unsworth questioned if people will come in for a permit, it was stated that until someone is cited and fined for not having a permit they will not come get one. He also expressed concerns with some items in the ordinance.

The secretary reported that when she looked for other ordinances in Idaho which allowed RV occupancy on private lots for Councilperson Sher, the only city which she could find which allows RV occupancy in Idaho is Stanley. This ordinance is modeled after the Stanley ordinance.

The commission requested that the secretary to prepare the ordinance for the attorney’s review. The secretary asked Cory Unsworth to specify the items that he would like changed. He mentioned the opening language regarding “historic to

their residential lives”; he didn’t feel that this paragraph was necessary. He also questioned the permit process.

The commission reviewed the original ordinance from Stanley, which does require a permit, as well as the proposed RV Occupancy Ordinance. The commission agreed to change the phase under Permit by City Staff to “a period not to exceed ten (10) consecutive days” and the change the phase under Permit By Council Approval: Extended Time to “a period exceeding ten (10) consecutive days in any calendar year” The secretary will prepare the ordinance into ordinance form and make the agreed upon changes and then send the ordinance to the city attorney for his review and recommendations.

Comprehensive Plan Report

The secretary reported that Susan Lorenz, SICO, is working on getting a map put together and finalizing the chapters. It is hoped that the Comprehensive Plan will be complete within the next two months.

Other Business

a. Representative to serve on Water Protection Plan Committee

The secretary explained that it is time for the city to review its Water Protection Plan. The council has appointed Mark Lowe as the chairman for the committee to review the city’s plan. He was on the committee when the plan was written. The council would like to have one of the Planning & Zoning Commission members service on the review committee. Mark Lowe anticipates that it will be a quick process and may only need to meet one time. Cory Unsworth will serve on the committee as the Planning & Zoning Representative. Fred Hinz will step in if Cory is not able to attend.

b. Lava Planning & Zoning Commission Position Vacancy

The secretary asked the commission for suggests to fill the commission vacancy left by Nick Nelson. The following names were suggested as possibilities: Randy Benglan, Kathryn DeMott, Cheryl Hansen, and Rick Frandsen. The secretary will pass these suggestions on to the city council. Dave Sanders questioned if Nick Nelson would like to continue serving on the P&Z commission. The secretary said he would have to ask Nick.

c. Misc.

Fred Hinz reported that the White Wolf restaurant will be closing the end of September. The Lion’s Club is looking for a place to hold Bingo.

The secretary called the commission’s attention to the Planning and Zoning workshop by Association of Idaho Cities which will be held in Pocatello on November 30, 2011.

Schedule Next Meeting

The next regular meeting of the Lava Planning and Zoning Commission will be held on Tuesday, September 27, 2011 at 6:30 p.m.

Adjournment

A motion was made by Dave Sanders and seconded by Cory Unsworth to adjourn. All voted aye, unanimous. The meeting adjourned at 7:25 p.m.

Trish Avery – Secretary

Fred Hinz – Vice Chair

Approved September 27, 2011