

Minutes of the Regular Meeting of the Lava Planning & Zoning Commission held Tuesday, September 27, 2011 at 6:30 p.m., Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho

Present: Fred Hinz – Vice Chairperson Trish Avery, Secretary  
Dave Sanders  
Cory Unsworth  
Curtis Waisath

The meeting was called to order at 6:30 p.m. Vice Chairperson Fred Hinz conducted the meeting.

### **Approve minutes – August 30, 2011**

A motion was made by Cory Unsworth to approve the minutes of the August 30, 2011, regular meeting. The motion was seconded by Dave Sanders. All vote aye, unanimous.

### **Meeting Schedule Change**

Commission member Cory Unsworth has recently been called as the Scout Master for the Lava Hot Springs troop which meets on Tuesday nights at 7:00 p.m. It will be difficult for him to attend the Planning and Zoning meetings. The commission discussed changing the regular meeting date/time.

A motion was made by Curtis Waisath to change the regular meeting date/time to the fourth Thursday of each month at 6:30 p.m. The motion was seconded by Dave Sanders. All voted aye, unanimous. The next regular meeting will be held Thursday, October 27, 2011 at 6:30 p.m.

### **Zoning Ordinance Amendments Recommendations**

#### **a. Definitions and ordinance amendment**

The commission discussed definitions from the dictionary and from other cities ordinances for the vacation rental ordinance. These definitions had been discussed somewhat a few months earlier but no decision had been made. After discussion the following are the definitions which the commission decided on:

#### THIRTY (30) DAY RENTAL.

One individual tenancy within thirty (30) consecutive calendar days. No additional lease, sublease, other tenancy, or additional occupancy (with the exception of the property owner) shall occur within the thirty (30) day period.

#### SUBLEASE .

A lease granted by one who is already a lessee of part or all of the leased premises.

#### TENANCY.

The temporary possession or occupancy of a house/property that belongs to another.

#### OCCUPANCY.

To reside in or possess a property as an owner or tenant.

#### LEASE.

To grant by contract the temporary possession or use of lands, tenements, etc. to another, usually for compensation at a fixed rate.

Cory Unsworth was excused.

A motion was made by Curtis Waisath to send the above definitions along with the vacation rental ordinance amendment to the city attorney for his review. The motion was seconded by Dave Sanders. All voted aye, unanimous.

The commission questioned what the council's plans were regarding replacement of the code enforcement officer. The secretary reported that the council has budgeted to replace the code enforcement officer but they have not taken any action towards doing so. The commission feels that the council needs to move forward on replacing the code enforcement officer, without a code enforcement officer the commission feels that they are wasting their time working on ordinances.

**b. RV Ordinance**

The secretary reported that the RV ordinance had been forwarded to the attorney. The attorney has been busy with other city contracts and business and has not had a chance to review this ordinance.

**Other Business**

**a. Water Protection Plan Committee**

The secretary reported that Mark Lowe, Cory Unsworth (P & Z), Tony Hobson (Maintenance supervisor) and a councilmember will serve on this committee. The committee will meet in October or November to review and update the Water Protection Plan.

**b. Planning & Zoning Workshop - November 30, 2011 in Pocatello**

The secretary reported that the Planning & Zoning workshop in Pocatello is free of charge. She asked if any of the commission members would be able to attend. Dave Sanders and Curtis Waisath will attend the workshop. The secretary will register them for the workshop.

**Schedule Next Meeting**

The next regular meeting will be held Thursday, October 27, 2011 at 6:30 p.m. The secretary reported that there would probably be a variance hearing at the next meeting.

**Adjournment**

A motion was made by Dave Sanders and seconded by Curtis Waisath to adjourn. All voted aye, unanimous. The meeting adjourned at 7:10 p.m.

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Trish Avery – Secretary

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Fred Hinz – Vice Chair

Approved October 27, 2011