

ZONING

PURPOSE

Zoning plays an integral part in balancing the needs of business development, local citizens, and tourism. Chapter???, titled *Community Unity*, addresses why the synthesis of these seemingly unrelated issues is so important to the City of Lava Hot Springs. The City of Lava is a destination site, so the needs and concerns of business development, as well as the needs and concerns for recreational opportunity/tourism, all tie in very closely with the housing issues that surround the successful growth of the City.

OVERVIEW OF ZONING ASSUMPTIONS

Some people like it quiet. Some people want to see growth. It is important that a balance be maintained.

Residential owners shy away from living next to vacation rentals. Consideration should be made to having new residential areas created that would not be available to buyers looking for a second home. It is also important to preserve the existing residential areas in order to maintain the character of the City.

Higher standards of care for existing structures could greatly enhance the future. The City should consider creating a friendly assessment of existing conditions. This would give the business owners, residents, and city leaders a frame of reference.

We want to keep full-time residential owners living in city limits. The City may consider ideas such as, but not limited to, waiving fees to help encourage ownership and development.

GOAL

Accommodate and balance the needs of full-time residents with business and recreational opportunities.

Objective:

The balance must maintain the integrity of the human, environmental, and physical infrastructure, while providing opportunities for successful businesses.

Strategy: Approval of new or expansion of existing businesses need to consider their impact on the infrastructures named above.

Strategy: The City and P&Z should adopt supporting ordinances for preserving the balance of business, recreation, and residences.

Strategy: Implement partnerships to develop new ordinances to preserve the human, environmental, and physical infrastructure.

GOAL

The Greater Lava Hot Springs area is committed to make decisions and implement new ideas related to zoning that are well planned and cohesive.

Objective:

The city personnel, elected leaders, and community leaders should strive to create workable changes in the existing city structure that will overcome barriers to new building and development.

Strategy: Utilize tools such as, but not limited to, BID, TIF, or LID to help make improvements.

Objective:

When considering solutions, decision makers should keep in mind that it is important to make changes in a way that does not displace long time residents.

GOAL

Annexation is important to the city. It will allow for controlled neighborhoods where full-time residency and/or vacation homes can be determined. Annexation will also allow the city to protect valuable resources like water.

Objective:

The City should start to aggressively schedule and plan for these annexations (Detailed on map X).

Strategy:

1. Areas that are adjacent to the city limits should be considered for annexation zoned for owner occupied development.
2. Identify annexable properties that are more conducive to commercial and light industrial development.

Objective:

Business and recreation options will be more palatable to local residents and more amenable to visitors if the city makes use of buffer zones.

Strategy:

1. Any areas that are annexed should have open space buffers included in their design too preserve the visual open space now enjoyed.

Objective:

Look for ways to work with potential developers to help meet city needs. Encourage the City to work with Planned Unit Developments in ways that preserve the balance

between full time residents and vacation homeowners, along with recreational needs and business needs.

Strategy:

1. Plan to utilize and expand existing city limits.
2. Consider Partnerships for they are a good resource.

Objective:

Expanding the impact area will help the city grow in a controlled manner.

Strategy:

1. The city should petition Bannock County to increase the impact area to include the watershed and land application sites for the city.

A Note on Zoning

In the past, the city has arbitrarily applied zoning in a straight line. This has worked well for many years for it has maintained a life style that is very attractive to non residents and residents alike. However, with the additional interest and opportunities that are now being presented, it is important to reevaluate existing zoning practices. Zoning should be looked at in a rational and logical manner.

Owner Occupied Housing

Owner occupied housing should be encouraged because it provides a strong base for the Lava community, and creates an atmosphere that is attractive to business and visitors. This must be protected and encouraged if it is to remain in place.

New and creative ways should be explored to find ways to facilitate locals to continue to live within the city limits. City leaders should talk to other communities to gain insight as to what might help Lava Hot Springs with this important aspect of growth.

Weave preserving natural resources and the environment into e zoning chapter

Walking to town as part of living in residential areas

BUSINESS And RECREATION