

Minutes of the Special/Work Session Meeting of the City Council of the City of Lava Hot Springs, Idaho held on Thursday, January 24, 2019, at 6:04 p.m., Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

**Present:** Rickey Frandsen, Councilperson  
Lisa Guthrie, Councilperson  
Brian Hinz, Councilperson  
Jon Thomson, Councilperson  
Canda Dimick, City Clerk

**Excused:**

**Guests:**

Mayor Davids announced the special meeting and called the meeting to order at 6:04 p.m.

**Review proposed zoning ordinance draft, recommend changes and/or authorize the Planning & Zoning Commission to proceed with public hearing.**  
– **ACTION ITEM:** Councilperson Hinz made a motion to propose to review the zoning ordinance draft. Councilperson Thomson seconded the motion. All voted aye, unanimous.

Starting point page 3, definition:

Councilperson Hinz noticed in the top paragraph on page 3 where it says “one front yard, two side yards” the numbering in that paragraph needs adjusted a little by number or alpha.

City Clerk Dimick outlines changes.

P&Z (Planning and Zoning) separated accessory use & building into two (2) definitions and removed some of the definition on accessory building.

Administrator: Added.

Adult Business: Added.

Affordable Housing: Councilperson Thomson question affordable housing. City Clerk Dimick comments maybe it needs to be changed to subsidized housing rather than affordable housing. Councilperson Thomson agreed you can zone subsidized housing but, you can't zone affordable housing. Councilperson Frandsen explains affordable housing is a definition and there is a government calculation the government uses to consider affordable housing and has mandated guidelines in place. Councilperson Hinz suggest referencing the government guidelines. City Clerk Dimick will communicate suggestion to P&Z.

Agent: Added.

Agriculture: A spelling correction is needed under agriculture. P&Z talked about beehive farming. City Clerk Dimick explained some communities have allowed but, P&Z decided to leave it out because of the lot sizes in the City. Beehives are regulated by the government and there is a process that is required to have a beehive farm. City Clerk Dimick will communicate council suggestion to P&Z.

Alley: Description changed to match the description in the sub-division ordinance.

All Weather Surface: Added.

Animal Clinic: Same.

Apartment: Added and removed verbiage.

Apartment House or Multi-Family use: Same.

Applicant: Added.

Application: okay.

Architectural Projection: Same.

Buildable area: Same.

Area Light: Added. Councilperson Hinz questioned the definition for lumen, may want to add foot candles. City Clerk Dimick will communicate council suggestion to P&Z

Area of lot: Under lot area, in a different location in the ordinance.

Area private parking: Same.

Area public parking: Same.

Area setback: Same.

Arts, Entertainment & Education uses: Added.

Automatic truck wash: Needs a comma, City Clerk Dimick will update.

Automobile service station or repair area: Same.

Automobile wrecking or processing yard: Same.

Awning: Added.

Basement: City Clerk Dimick explained changes. It was very difficult to get Clarity on finished grade. Councilperson Thomson questioned if this should be a definition for average grade. City Clerk Dimick believes P&Z addressed average grade. Councilperson Hinz read the grade or official grade definition on page 13. Basement definition conflicts with official grade definition. City Clerk Dimick will address with P&Z.

Bay Window: Added.

Bed & Breakfast: Same.

Beginning of Construction: Same. Comma needs removed should read “railroad, parks”, City Clerk Dimick will update.

Block: Added.

Boarding House: Council questioned the permitted zoning for a boarding house. R3 zone permitted use and commercial. Council suggested commercial use only. City Clerk Dimick will address with P&Z.

Building: Added A, B, C, D & E. City Clerk Dimick will address with P&Z needs to correlate with official grade definition.

Building Height: Same. City Clerk Dimick will address with P&Z needs to correlate with official grade definition.

Non-conforming Building: Okay.

Building Official: Added.

Building Permit: Same.

Business or Commerce: okay.

Campground: Okay.

Canopy: Added. . City Clerk Dimick will address with P&Z need to remove “note” and the next three (3) lines.

Carport: Fabric/Canvas carport talked about. City Clerk Dimick will address with P&Z need to separate permanent structure and temporary and add the international building code 180 days for temporary structure. Councilperson Thomson suggested defining auxiliary structure.

Carrier: Okay

Councilperson Hinz asked if certificate of occupancy should be added to definition. City Clerk Dimick will address with P&Z.

Cellar: Okay.

Child Nursery: Mayor Davids questioned the zoning area. Group Day care commercial zone or home occupancy business City Clerk Dimick will check with P&Z.

Church: Same.

City: Same.

City Clerk: Same.

City Council: Same.

Clinic, Dental or Medical: Same.

Club or Lodge: Commercial Zone or R3 conditional use talked about.

Commercial Entertainment Facility: Okay

Commercial Use: Added.

Commission: Same.

Comprehensive Plan: Changed. Mayor Davids asked if a church should be added or is it covered under public building. Church is covered under public building.

Concession Stands: Add portable trailers or structures. City Clerk Dimick will address with P&Z.

Conditional Use: Updated, Attorney help with the update.

Condominium: Okay.

Corral: Same.

Crawl Space: Added.

Crosswalk or Walkway: Same.

Cul-De-Sac: Same.

Day Care Center: Okay.

Deed Restriction: Added.

Demolition: The question is do we need one or not? Yes. City Clerk Dimick will address with P&Z.

Develop, Development: Added.

District: Same.

Driveway: Changes.

Drive in Establishment: Change to Drive-in/Drive Thru: City Clerk Dimick will address with P&Z.

Dwelling: Changes. Councilperson Thomson would like to see it say but not including a tent, recreational vehicle/motor home, motor vehicle, motel, hotel, hospital, Assisted Living, Nursing Home, or accessory structure. City Clerk Dimick will address with P&Z.

Dwelling, Multiple Family: Same.

Dwelling, Single Family: Same.

Dwelling, Two Family: Same.

Dwelling, Three Family (Tri-plex): Same.

Dwelling, Four Family (Four-plex): Same.

Dwelling Unit: Changes.

Easement: Changes.

Effective Date of this Ordinance: Same.

Engineer: Added.

Engineered Plans: City Clerk Dimick will remove “NOTE” and lines after note.

Energy System, Solar: Added.

Equestrian Facility, Commercial: Added.

Equestrian Facility, Residential: Okay.

Equipment Enclosure: Same.

Excavation: Same.

Existing Natural Topography:

Next meeting scheduled for February 28<sup>th</sup>, 6:00 p.m.

**Adjourn:** Councilperson Guthrie made a motion to adjourn. Councilperson Hinz seconded the motion. All voted aye, unanimous.

Meeting adjourned at 8:00 p.m.

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Amantha Sierra, Transcriber

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T. Paul Davids III, Mayor

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Canda L. Dimick, City Clerk