

Minutes of the Special Meeting of the City Council of the City of Lava Hot Springs, held on Thursday, October 24, 2019 at 6:00 pm, Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

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

Excused:

Guests: None

Councilperson Thomson, president of council, welcomes everybody and called the meeting to order at 6:00 p.m.

Rock Hard Concrete, LLC September 24, 2019 Agreement Addendum and Final Invoice - ACTION ITEM: Council President Thomson reports curb and gutter completed on Elm Street. The agreement addendum is due to less measurement than quoted so the agreement. Councilperson Hinz made a motion to approve agreement addendum and the final invoice for Rock Hard Concrete, from eight thousand six hundred and six dollars to eight thousand four hundred and ten (8,606.00 to 8,410.00) dollars. Councilperson Guthrie seconded the motion. All voted aye, unanimous.

Beus Excavation & Asphalt, LLC October 14, 2019 Agreement Addendum and Final Invoice – ACTION ITEM: Council President Thomson reports the addendum is due to more asphalt than originally estimated. Councilperson Hinz made a motion to approve Beus Excavation agreement addendum and final invoice. Councilperson Guthrie seconded the motion. All voted aye, unanimous.

Rush Truck Center bill for gasket valve cover – ACTION ITEM: Council President Thomson reports the dump truck valve cover gasket is bad for and needs to be replaced. It's an international brand and only available by one dealer and the City doesn't have an account with them. The cost is one hundred and four dollars and sixty one cents (104.61). Councilperson Hinz made a motion to approve the

Rush Truck Center bill for the gasket valve cover. Councilperson Guthrie seconded the motion. All voted aye, unanimous. Council President Thomson suggested establishing a slush fund for emergency situation. Council agreed with setting up account with Rush. Continue operating the same for one time expenditure when an account is not setup for an emergency situation.

Zoning Ordinance Draft Review - ACTION ITEM: Started on Hospital definition.

Hospital: No changes.

Hotel: Gift shops accessory facility. Agreement for gift shop indicated on business license.

Household Pets: Council President Thomson suggested that cats need to be treated same as dogs due to the complaint the City is receiving on Cats. Councilperson Frandsen feels cats should not require licensing due to most cats do not wear collars. Council President Thomson concern is if I don't require licensing or chipping then how does the City identify that cat if it's injured or pick up. The problem is the City has multiple people wanting the City to trap cats and how does the City identify the cats. What does the City do with the cats if we can't return them to their owner because we can't identify them? The first step is handling cats like dogs. Planning and zoning added cats to the kennel license by adding three (3) or more cats, or three (3) or more dogs, or a combination require a kennel license. The code enforcement ordinance for kennel licenses is for dogs only. The ordinance will need to be changed if cats or added. Council feels like a kennel license should be separate, no combination, three (3) or more cats, and/or three (3) or more dogs require a kennel license.

Hybrid Production Facility: Councilperson Hinz questioned where hybrid came from it says it was added. Council would like clarification on Hybrid Production facility.

Impervious Surface:

Impervious Surface Ratio:

Impervious surface and impervious surface ratio is defined as basis to control run-off on site. Council questioned where is ratio addressed in zone regulations.

Improvements: No comment. No changes.

Improvement Agreement and Industrial: No comment. No changes.

Junk: Add branches, Logs, etc. to list. Add on used building or mobile home. Old Foundation on west Booth is junk according to existing ordinance. City attorney needs to send letter to property owner.

Junkyard: No changes.

Kennel Commercial: Remove the three (3) or more requirement.

Kennel Noncommercial Dog: Where more than two (2) and remove in combination.

Kennel Noncommercial Cat: Where more than two (2) and remove in combination.

Land Commercial: No changes.

Land Development Standards: No changes.

Land Industrial: No changes.

Landscaping: Add i.e. impervious surfaces.

Land Use Intensity: No changes.

Local Attorney, Local building Official, Local Engineer: Remove local and replace with City. Change to City to keep them all in the same definition area.

Lot: No Changes.

Lot Area: No changes.

Lot Corner: One hundred and thirty five (135) degree angle questioned. Need to investigate. May need engineer to help. Corner lot has to have seventy five hundred (7,500) square feet.

Lot Depth: No changes.

Lot Frontage Standard: No changes.

Lot held in separate ownership: Okay.

Lot interior: No changes.

Lot lines: No changes.

Lot line front: No changes.

Lot line rear: No changes.

Lot line side: No changes.

Lot right-of-way: Council questioned sixteen (16) feet width. Need to check fire code.

Lot through: Okay.

Lot width: Okay.

Manage: Needs to be available and contactable. Need to have City attorney look at definition.

Maps, Zoning: No changes.

Master Plan: No changes,

Council President Thomson will attend the Bannock County Comprehensive Plan work session, Monday afternoon.

Medical Care Facility: No changes.

Mobile Home: No changes.

Mobile Home lot: Okay.

Mobile Home space: Okay.

Mobile Home stand: Okay.

Mobile Home subdivision: Okay.

Modular Home: Okay.

Motel: No changes.

Motor Vehicle Fueling Station: No changes.

Mural: Okay.

Natural Features: No changes.

Non-Conforming Structure: Okay.

Non-Conforming use: Add ordinances and regulations to definition.

Nursing Home: No changes.

Nursery, Greenhouse: Private Greenhouse questioned. Definition refers to commercial business. A private greenhouse would be an accessory structure.

Nursery: No changes.

School: No changes.

Office: No changes.

Off-Street Parking Space: See page (list page number). Have engineers help with diagrams that show vehicles cannot extend out over sidewalks or pedestrian ways.

Water Improvement Project: Council President Thomson reported that he has spent time with Keller's, Knife River and City employees reviewing check list items and final work begin done. Council President Thomson explained that they discussed in the meeting who is responsibility to pay for what. There are areas where pavement needs repaired outside of the trench area, Condo road, Spring Street, etc. Knife River will do the water project trench repair on the Condo road. Some of the areas on the Condo road are only an inch thick, closer to Center Street it's an inch and half thick. None of the entity involved has the money or the money budgeted for a new Condo road. Council President Thomson has no faith that the paving is going to be done this year because of the weather.

Adjournment - ACTION ITEM: Councilperson Guthrie made a motion to adjourn. Council President Thomson seconded the motion. All voted aye, unanimous.

Meeting adjourned at 08:23 p.m.

Amantha Sierra, Transcriber

Jon Thomson, Council President

Canda L. Dimick, City Clerk