

Minutes of the Special Meeting of the City Council of the City of Lava Hot Springs, held on Thursday, August 15, 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: None

Guests: Gavin Gunter

Councilperson Thomson, president of council, welcomes everybody and called the meeting to order at 6:15 p.m.

Building Permit(s)/Development Permit(s):

A) Two Decks with Roofs – 36 East Booth – Gavin Gunter, Owner/Contractor

ACTION ITEM: Gavin Gunter explained plans for the north and south deck. He is putting in a deck in front with a foundation wall across the front of it so he can move the water to the side of the building due to the road height. The front is the street side. The dirt will be elevated about two (2) feet in front of the building so he can grade down and push the water around the building. Deck will not encroach any further than house, it won't encroach any more than it is now. Both decks are basically the same, elevation different. He has talked with the State inspector and he is good with them, it's mainly for water shed. He is putting in two (2) off road parking spaces on the lot. It will be parallel parking at a Forty five (45) degree off the road. Council President Thomson questioned Gavin on what he is doing to the inside of the house it looks like he has gutted. Gavin explained that part of the old house had no insulation. He removed the plaster to insulate. He is going to re-shingle the roof. The foundation and updated wiring is in excellent condition. He removed four (4) foot closet that encroached on setback in the front yard. Councilperson Hinz made a motion to approve. Councilperson Guthrie seconded the motion. All voted aye, unanimous. Gavin asked about paving the Alley north of his house on Merle Street. Council President Thomson responded that they are pretty much done.

Ordinance 2019-1 amending ordinance 1983-2 to define “Energy System, Solar” designating the zones in which solar energy systems will be permitted - ACTION ITEM: Councilperson Hinz made a motion to waive three readings. Councilperson Guthrie seconded the motion. All voted aye, unanimous. Read in full. Council President Thomson read ordinance 2019-1.

ORDINANCE NO. 2019-1

AN ORDINANCE OF THE CITY OF LAVA HOT SPRINGS, IDAHO, AMENDING ORDINANCE 1983-2 TO DEFINE “ENERGY SYSTEM, SOLAR”, DESIGNATING THE ZONES IN WHICH SOLAR ENERGY SYSTEMS WILL BE PERMITTED, REPEALING ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE, WAIVING THE RULE THAT THIS ORDINANCE BE READ ON THREE (3) SEPARATE OCCASIONS; AND PROVIDING AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAVA HOT SPRINGS, IDAHO, AS FOLLOWS:

Section 1: Chapter II, Ordinance 1983-2, is amended to add definition for “energy system, solar” as follows:

CHAPTER II

DEFINITIONS

ENERGY SYSTEM, SOLAR: Any solar collector panel(s), film(s), shingle(s), or other solar energy device(s), or solar structural component(s), mounted on a building or on the ground and including other appurtenant structures and facilities, whose primary purpose is to provide for the on-site collection, storage, and distribution of solar, or radiant, energy received from the sun and used for heating or cooling, for water heating, and/or for generation of electricity. A solar energy system may be ground mounted (i.e., placed on top of the ground surface) or roof mounted (i.e., placed on or as a integral part of a building). Roof mounted systems may extend an additional two feet (2') beyond the maximum height allowance of the zoning district in which they are located. Ground mounted systems shall meet all required standards for accessory structures.

Section 2: Chapter IV, Ordinance 1983-2, is hereby amended to add solar energy systems as permitted accessory uses within the R-2, R-3, C-1 and C-2 Zones as follows:

CHAPTER 4

USE DISTRICTS

SECTION 1: R-2 Zone. The purpose of the R-2 Zone, Combined Residential Zone is to provide medium density residential development well designed and property located in the community pattern adjacent to shopping, recreation, cultural and other community facilities.

1. Uses Allowed:

c. Accessory uses as regulated in this section, including solar energy systems as defined in this ordinance.

SECTION 2: R-3 Zone. The purpose of the R-3 (Multi-Family Residential) Zone is to provide for medium to high density residential development. This type of zoning pattern is intended to create transition area and buffer zones between commercial areas and low density residential development. It is also intended to permit higher density activities adjacent to more intensive community use areas.

1. Uses Allowed:

a. Those uses allowed in the R-2 Zone, including accessory uses which includes solar energy systems as defined in this ordinance.

SECTION 3: Regulations for the C-1 Zone. The purpose of the C-1 Zone is to provide distinct zones regulated to provide local commercial service needs and to restrict incompatible uses which may be better located in community or highway oriented shopping areas due to the size of the shopping center location within the community, and residential neighborhood areas being served in other factors.

a. Uses Allowed:

12. Accessory uses to be allowed; including solar energy systems as defined in this ordinance;

SECTION 4: Regulations for the C-2 Zone. The purpose of the C-2 Zone is to establish distinct zones regulated to fulfill general shopping center retail needs and travel or highway related service requirements within the community.

a. Uses Allowed:

9. Accessory uses to be allowed; including solar energy systems as defined in this ordinance.

Section 3: *All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.*

Section 4: *The rule requiring that this ordinance be read on three (3) separate occasions is hereby waived.*

Section 5: *This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.*

PASSED AND APPROVED this 15th day of August, 2019 by the Mayor and City Council of Lava Hot Springs, Idaho.

CITY OF LAVA HOT SPRINGS

Jon Thomson, Council President

ATTEST:

CANDA L. DIMICK, City Clerk

Councilperson Frandsen made a motion to adopt ordinance. Councilperson Guthrie seconded the motion. All voted aye, unanimous. Roll call. Thomson-Aye, Guthrie -Aye, Frandsen -Aye, Hinz-Aye, unanimous.

Idaho Community Forestry Program Advisor Agreement - ACTION ITEM: Councilperson Guthrie made a motion to continue agreement with Gerry Bates Forestry Program Advisor Agreement. Councilperson Frandsen seconded the motion. All voted aye, unanimous.

Water Improvement Project:

A) North 1st East Curb, Gutter, Sidewalk, Storm Drain and Paving -

ACTION ITEM: City Clerk Canda Dimick reminded council this was tabled because there was some discussion on drainage direction from the Alley and question if curb and gutter was on both sides from Main down. It won't drain back to Main. It drains from Main to the river. Canda read email from Mathew Hill, City Engineer "Based on the survey data we have, the elevation at the alley on N 1st E is 1.5 foot lower than the storm inlets on Main St. Water would not be able to

flow from the alley to the inlets on Main ST in the gutter.” Another email “Based on North 1st East the project included curb and gutter on both sides of the street, from the Alley to the river, as well as a full length asphalt from Main to the river.” City Clerk Canda Dimick explains curb and gutter is from the Alley to the River but, paving the whole thing. Continues with email “North of the Alley only the pipe trench would be repaired. It was discussed to install on the road width from Main to the Alley, north of the Alley only the pipe trench would be repaired and not curb and gutter would be placed and the storm drain system would be left as is and that would result in a credit roughly eighty (80,000.00) thousand” Discussion followed. President Thomson made a motion to repair trench only. Councilperson Hinz seconded the motion. All voted aye, unanimous.

Surplus Property Dispersal:

A) Old fire hydrants - ACTION ITEM: Councilperson Frandsen made a motion to number and put up for bid, minimum bid twenty five (25.00) dollars. Councilperson Thomson seconded the motion. All voted aye, unanimous.

B) Parade Float Decorations - ACTION ITEM: Councilperson Guthrie made a motion to donate or give away for free. Councilperson Frandsen seconded the motion. All voted aye, unanimous.

FY2020 Tentative Budget Work Session - ACTION ITEM: Wage increase discussed, raises not given last year. Fire chief and volunteer trainer officer position and salary discussed. Mayor and Council wages talked about and past wages not paid to Mayor discussed. Incentive and monetary value discussed. Part time custodial and part time summer help discussed. Code and Ordinance enforcer with computer skills discussed. Maintenance position and required licenses for position discussed. Position for a Maintenance/animal control position discussed. Fire fighters hose nozzles discussed. Liability Insurance increase discussed. Increase on water hookups talked about due to current charge doesn't cover cost of meters. Publication dates discussed. Water line locator estimate received thirty five hundred (35,000.00) dollars. Pickle Ball court estimate twenty to twenty four thousand (20,000.00 – 24,000.00) dollars. Fencing estimate one thousand (1,000.00) dollars. Itemized bid required. Pickle Ball and Tennis courts resurfacing discussed.

Curb and Gutter contractors and mobilization fees discussed. Curb and Gutter location discussed.
Office computer discussed.

Councilperson Hinz made a motion to accept estimate from Rock Hard Concrete to do the work on Main Street. Councilperson Frandsen seconded the motion. All voted aye, unanimous.

Councilperson Frandsen made a motion to continue working on budget next week. Councilperson Hinz seconded the motion. All voted aye, unanimous.

Motion to adjourn - ACTION ITEM: Councilperson Guthrie made a motion to adjourn. Councilperson Frandsen seconded the motion. All voted aye, unanimous.

Meeting adjourned at 08:45 p.m.

Amantha Sierra, Transcriber

Jon Thomson, Council President

Canda L. Dimick, City Clerk