Minutes of the Special Meeting of the City Council of the City of Lava Hot Springs, Idaho held on Wednesday, May 28, 2014 at 5:30 p.m. at Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

Present: Marshall Burgin, Mayor
Newt Lowe, Councilperson
George Linford, Councilperson
Carl Brown, Councilperson
Tamara Davids, Councilperson
Canda Dimick, City Clerk

Guests: Ron Kerl, Steve Jones, Glenn Parker, Pamela Slaughter, Randall Brown, Joel Dixon, Mike Vice, Randy Benglan, Abby Davids, Beau Davids.

Mayor Burgin called the meeting to order at 5:30 p.m.

Review, Approve or Deny the Lava Hot Springs Planning & Zoning Commission’s Statement of Facts, Findings and Recommendation for the KOACC Commercial Subdivision.

Mayor Burgin stated that the council would be discussing the recommendation and that he would not be entertaining any input from the audience.

Councilperson Brown questioned ordinance provisions and CCR’s addressing ownership of common areas, retaining walls and easements from neighbors for snow and water drainage.

Councilperson Linford and Mayor Burgin stated that the preliminary plat should address Councilperson Brown’s concerns.

Councilperson Davids reported that the developer had informed City Council that similar developments are being operated in Idaho so she had contacted Ketchum, Hailey, Sun Valley, McCall, West Yellowstone and Driggs. None of them have any developments like this project nor had heard the term auto cabins. The term is an antiquated term used in the 50’s. She reported that the places that have cabins are operating under one owner and are spaced 10 to 15’ apart. Many of them expressed concerns about the 3’ spacing between the structures because of fire code. She stated that West Yellowstone requires that anything less than five (5) feet apart have a hold roof to retain drainage in their zoning ordinance.

Councilperson Brown mentioned that Council had expressed concerns before about spacing for maintenance and drainage. The city has not had much experience with subdivisions and the process is a learning experience.

Councilperson Davids reported that in West Yellowstone a developer by the name of Delaware North owns a subdivision with cabins. They have common areas and Delaware North owns them.
Councilperson Linford stated that the hold roof could be addressed in the preliminary plat as well.

Councilperson Brown made a motion that the recommendation of the Planning & Zoning Commission from their May meeting in regard to the Concept Plan for the auto cabin lot development, submitted pursuant to the Subdivision Ordinance of the City, be rejected for the reason that the three parcels to be located on the north end of the property front the alley, they do not front a city street as those terms are defined in the subdivision ordinance, but that portion of the Concept Plan for the three parcels to be located on the south end of the property, fronting Elm Street be approved for auto cabin development, and not for residential occupancy, said lots extending from Elm Street to the alley way to the north, subject to the applicant designing easements on the preliminary plat, when submitted, between the units, sufficient in size to allow proper and continuing maintenance of the sides of the units and a sufficient setback between units and neighboring properties to insure that roof drainage of water, snow, and ice from each unit not intrude or enter upon adjoining properties, and further subject to the ordinances of the City and the written Findings and Decision of the City Council to be adopted at the next regular meeting, and following adoption of the Findings and Decision of the City Council, the applicant be authorized to proceed with the preparation and submission of a preliminary plat for the three parcels fronting Elm Street prepared by an engineer certified and licensed by the State of Idaho in compliance with city engineer. Councilperson Davids seconded the motion. All voted aye, unanimous.

**Bid Documents for Spring Fencing Project**

The City Clerk asked City Council to review the Bid Documents for the Spring Fence Project and let her know if there are any changes that they would like made.

**Approve Bills**

The City Clerk reviewed the additional May, 2014 bills to be paid with City Council.

Councilperson Brown made a motion to approve the bills except for Black Ridge Energy, until they find out if the work done that was billed is covered under warranty. Councilperson Davids seconded the motion. All voted aye, unanimous.

**Buddy Campbell Memorial Park Signs**

The City Clerk reported that signs were stolen from the park and that there are electrical problems with a light socket in the restrooms, so there aren’t any lights in the restrooms at the park.

City Council discussed installing cameras at the park or offering a reward for information.
Adjournment

Councilperson Lowe made a motion to adjourn. Councilperson Brown seconded the motion. All voted aye, unanimous. Meeting adjourned at 6:00 p.m.

Allison Hinz, Transcriber

Marshall Burgin, Mayor

Canda Dimick, City Clerk