

Minutes of the Regular Meeting of the Lava Planning & Zoning Commission of the City of Lava Hot Springs, Idaho held on Thursday, April 23, 2015 at 6:35 p.m., Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

Present: Katie Smith, Chair Person
 Fred Hinz, Commission Member
 Jon Thomson, Commission Member
 Curtis Waisath, Commission Member
 Canda Dimick, City Clerk

Guests: Gavin Gunter

Katie Smith, Chair Person called the Regular Meeting of the Lava Planning & Zoning Commission to order at 6:30 p.m.

Approve Minutes – March 26, 2015

Curtis Waisath made a motion to approve the minutes of the March 26, 2015 meeting. Fred Hinz seconded the motion. All voted aye, unanimous.

Vacate Commission Seat Candidates:

City Clerk reported that Councilperson George Linford had made contact with Nick Nelson, Megan Reno and Neil Anderson and they are all willing to serve on the commission if chosen. Professional and Planning & Zoning experience of the individuals were briefly discussed and the commission chose to make no preferences and to let the city council decide.

Lost in Lava Off Street Parking Requirements/Plan

Gavin Gunter, Owner of Lost in Lava, reported on his proposal to operate a retail/restaurant at 64 East Main Street. The majority of the business will be the same retail as before with development of a small commercial restaurant in the back in the future. Gavin reported that the restaurant will not expand out onto the deck. Need for additional parking was questioned and discussed. Jon Thomson questioned need for additional parking because of the existing small snack bar in the proposed area. Jon also questioned the ability to develop a commercial kitchen because of the limited space. Gavin was asked about the basement use and he reported that his plan is to continue to use the rooms for massages. The restaurant area will accommodate four small tables, maximum 16 people. A small stage is also going to be built in one corner for local live

entertainment. Gavin reported that he is willing to add two additional leased neighboring parking spaces for the restaurant. Motion was made by Jon Thomson and seconded by Fred Hinz to approve the Lost In Lava's proposed 16 maximum occupancy restaurant contingent upon Gavin's ability to obtain a restaurant license and provide two additional leased off street parking spaces as proposed. All voted aye.

Subdivision Ordinance Work Session:

The Commission was asked to review #51 on page 7 of the ordinance draft and to determine the percent of slope from the range mentioned. The Commission chose 10%. The commission asked that the engineer be asked to clarify minimum lot size on page 13. The commission feels it should be stricken or moved to another provision in the ordinance. The commission asked that the engineer and city attorney be asked to finish addressing the other items as noted that they did not previously address.

Katie Smith, Chairman suggested incorporating all of the city attorney's input/changes as noted in his email except for item #1, 19, 20 and 22. Commission supported suggestion. More discussion and research is needed on items #1, 19, 20 and 22 before a final decision can be made.

#1 recommends adopting the Idaho Standards for Public Work Construction. The engineer will be asked to comment on this recommendation. The manual costs \$246 for the 2015 Edition.

City Clerk will ask Tony Hobson, City Maintenance Supervisor to follow up with the Idaho Division of Environmental Quality regarding minimum design standards for public work construction projects.

The City's Attorney has also recommended looking at the City of Preston's ordinance to see if there are any other provisions that Lava may want to add to the draft. The Commission felt that Lava is unique and that Lava's hillside development potential is an important factor in the ordinance which is different than Preston.

The City Clerk has made the City Attorney's recommended changes #2 thru #5 already into the copies that were given to the commission. Each recommendation was found and reviewed. There were no problems with changes.

The Commission discussed #19 of the City Attorney's recommendations which address defining "engineer plans" and supported the recommendation. Change will be made.

#20 of the City Attorney's recommendation was discussed. Commission chose to wait on making a decision until the city's engineer comment on the Idaho Standards for Public Work Construction was received and considered. Copies of the City of Preston's Ordinance will be obtained and given to Commission members.

The Commission chose to have the city's engineer review the City Attorney's opinion regarding standards on item #22 and make recommendation.

City Attorney will be asked to draft the penalty section.

Other Business:

Commission was alerted that City Council had granted the Blue Moon Bar permission to construct an outdoor beer garden and that the owners may be applying for a variance to construct an 8' fence. If the variance application is received the public hearing may be scheduled for next month's meeting.

Schedule Next Meeting:

Next meeting was scheduled for May 21, 2015 at 6:30 p.m., in order to have a quorum present. Fred Hinz will be on vacation during the May regular scheduled meeting date.

Adjournment:

Fred Hinz made a motion to adjourn. Curtis Waisath seconded the motion. All voted aye, unanimous. Meeting adjourned at 7:45 p.m.

Canda L. Dimick, City Clerk

Katie Smith, Chairman