Minutes of the Regular Meeting of the Lava Planning & Zoning Commission of the City of Lava Hot Springs, Idaho held Thursday, August 25, 2016 at 6:30 p.m., Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

Present: Neil Anderson, Chair Person  
Fred Hinz, Commission Member  
Vicky Lyon, Commission Member  
Ricky Frandsen, Commission Member  
Canda L. Dimick, City Clerk

Excused: Curtis Waisath, Commission Member

Guests: No one.

Neil Anderson, Chair Person, called the meeting to order at 6:30 pm.

**Approve Minutes:**
It was noted that the date of the next meeting scheduled should read August 25, 2016 not September 22, 2016. Motion was made by Fred Hinz and seconded by Vicky Lyon approving the minutes as corrected. All voted aye, unanimous.

**Committee Organized to Update Zoning Ordinance:**
Neil Anderson explained that there is a situation regarding the organization of the committee that was established to update the zoning ordinance. If there are three commission members appointed to the committee, it constitutes a quorum and the meetings will have to be posted. The committee did not meet on August 17th as planned because the meeting notice was not posted as required by law. Appointing a member from the city council was mentioned. George Linford, City Council member is willing to serve on the committee. Motion was made by Fred Hinz to delete the last committee and reassign Neil Anderson and Ricky Frandsen. Neil Anderson entertained discussion on the motion. Neil explained that at the last two meetings the commission has had very little work to do. Minutes are approved and the meeting adjourns.

Having the entire commission working on the ordinance was recommended and discussed. Limiting meetings to two hours was suggested and favored. If the regular meeting agenda is going to be longer than two hours a special work session will need to be scheduled. Regular meetings have to be posted 48 hours in advance and special meetings have to be posted 24 hours in advance. Fred Hinz withdrew his motion. Motion was made by Vicky Lyon to change the zoning ordinance committee to the commission and to work on the ordinance at Planning and Zoning regular meeting nights, not to exceed two hours and if the regular P & Z meeting has a full agenda then a special work session will be scheduled the following week. Motion was
seconded by Fred Hinz. All voted aye, unanimous. The committee will be the entire Planning and Zoning Commission.

Other Business:
The City Clerk clarified that the commission’s task is to update the zoning ordinance. The present zoning ordinance was adopted in the 1980’s. There will be no change in zoning boundaries. A list of items that need to be addressed in the review process was presented. The Comprehensive Plan is a future development plan. The zoning map should not be identical to the comprehensive map. Utilizing the vision of the Comprehensive Plan as a guidance tool was suggested. When updating the plan the commission will be looking at permitted use lists, setbacks and possibly addressing additional uses that are not listed that citizens have expressed an interest in such as guest houses. Eliminating uses are not recommended. Eliminating a use constitutes a buy down situation. Problems with two commercial zones designated to the same commercial area needs to be studies and consolidated. Differences of C1 and C2 zones were briefly explained. Guest houses are not a listed use in any zone. Vacation rentals are permitted in the commercial zone. Bed and Breakfasts are permitted in some zones. The City has a R-2 zone. Establishing a R-1 zone for future development may be considered. Establishing zone provisions for the Special Use Lands for government/public owned lands was mentioned. City Clerk provided the commission with copies of the subdivision, planned unit development (PUD), building code and sign ordinances. The definitions in the ordinances need to be the same and not conflicting. The commission started reviewing the definitions of the zoning ordinance. Definitions for accessory use/building/easement were discussed. An accessory use easement is a limited easement between two property owners. The definition of an easement was also read and reviewed. The difference between accessory use easement and easement was questioned and discussed. The definition of agriculture was reviewed. Vicky Lyon suggested having a lap top at the work session, and offered to bring hers to the work session to research terminology and definitions during the review process. The commission needs to understand the definitions and she would like to have a computer available at the meeting before the commission goes much further. Neil Anderson mentioned that he would like to study the ordinance more extensively at home before going much further. Scheduling the next meeting was discussed. City Clerk has obtained and provided to the commission copies of Sun Valley, Ketchum, West Yellowstone, Park City and Chubbuck’s zoning ordinances. Looking at Aspen, Colorado’s zoning ordinance may be beneficial.

Schedule Next Meeting:
Motion was made by Ricky Frandsen and seconded by Vicky Lyon scheduling a special meeting/work session for September 1, 2016 at 5:30 pm, Lava City Hall. All voted aye, unanimous. Fred Hinz will not be able to attend. Commission members were assigned to read through page 12, highlight anything they have a question on and be prepared to discuss and review each one at the September 1st meeting. Next regular meeting is scheduled for September 22, 2016.
Adjournment:
Fred Hinz made a motion to adjourn. Ricky Frandsen seconded the motion. All voted aye, unanimous.

Meeting adjourned at 7:10 p.m.

Transcribed by:

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Canda L. Dimick, City Clerk    Neil Anderson, Chair