

Minutes of the Special Meeting/Work Session of the Lava Planning & Zoning Commission of the City of Lava Hot Springs, Idaho held Thursday, January 5, 2017 at 5:30 p.m., Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

Present: Neil Anderson, Commission Chair
 Fred Hinz, Commission Member
 Curtis Waisath, Commission Member
 Rickey Frandsen, Commission Member
 Vicky Lyon, Commission Member
 George Linford, City Council

Excused: Canda L. Dimick, City Clerk

Guests: Mark Lowe

Meeting was called to order by Neil Anderson, Commission Chair, at 5:30 pm.

Note: Recorder did not work. Minutes had to be transcribed from Commission member's notes and recollections.

Approval of Minutes:

No minutes were presented for approval.

Residential Subdivision Update – Mark Lowe:

Mark Lowe presented a conceptual plan for Lava Lowe Village, a thirty two parcel residential subdivision development proposal West of City limits. The parcels vary in size. There is one parcel designated for the development of multifamily units. There was considerable discussion regarding ingress and egress to the subdivision. The road to the city's sewer lagoon is being proposed as an emergency access. A portion of the access road leading off of East Maughan Road is owned by a neighboring property owner. The commission recommended that the access road be shifted into the subdivision property to resolve conflicts. The subdivision will be connected to the city's water and sewer systems. The multifamily units will not be developed by the Lowes'. The area will be available for another developer to purchase and develop. The plan is to phase the development into three phases. First phase is to construct the roadway and to develop the lots next to Maughan Road . Curb and gutter will be installed. The road will be paved in phases. Fire access has been taken into consideration. There is a culdesac at the end of

the road large enough for fire trucks to turn around. Motion was made by Ricky Frandsen, Commission Member and seconded by Fred Hinz, Commission member, recommending approval of Lava Lowe Village Subdivision as proposed. All voted aye, unanimous.

Zoning Ordinance Work Session:

The commission agreed to define Office as a) Office, General. A building offering executive, administrative, professional, or clerical services, or portion of a building wherein services are performed involving predominately operations with limited client visits and limited traffic generated by employees and/or clients; b) Office, Intensive. Business offering executive, administrative, professional or clerical services which are performed with a high level of client interaction and traffic generated by employees and/or clients; and/or the intensity of employees if five (5) or more employees per 1000 sq. ft. of net leasable office space. These uses include real estate, telemarketing, and other similar uses; c) Office, Medical. A business wherein services are performed for the diagnosis and treatment of human and animal patients, with a moderate to high level of client interaction and traffic generated by employees and/or clients. A medical office includes veterinarian clinics. A medical office does not include an overnight care facility for humans, but would allow overnight care for small animals associated with a Veterinarian clinic, but does not include pet boarding uses for non-medical related reasons, d) Office. Moderately Intensive. A business offering executive, administration, professional, or clerical services which are performed with a moderate level of client interaction and traffic generated by employee and/or clients. The current definitions for off-street parking space, open space, open space, useable, park, mobile, park, mobile home, park, travel trailer, parking area and parking area public were all reviewed, no changes made. The commission included a definition for parking facility, off-site. Parking facility, off-site was defined as a facility, structured or surface lot, which is used for parking or storing of motor vehicles, open to public use without charge or for a fee, serves a clientele which provides patronage to on site and off site establishments. Off-site parking facilities may be designated in part or in whole toward residential parking. The current definitions for pedestrian-way, performance bond or surety bond, permanent monument, permitted use, planned unit development (PUD), planning commission, principal building or structure, principal use, professional use, property and property line were all reviewed, no changes made. The commission included a definition for public service uses. Public service uses was defined as a structure or use intended or used for a public purpose by a city, the county, the state, or by any public agency. The current definitions for public way, public right-of-way and public utilities were reviewed, no changes made. The commission included a definition for qualified professional. Qualified professional was defined as a professionally trained person with the requisite academic degree, experience, and professional certification or license in the field or fields relating to the matter being studied or analyzed.

Other Business:

No other business was discussed.

Schedule Next Work Session/Meeting

The next regular/work session meeting will be held on Thursday, January 23, 2017 at 6:30 pm. .

Adjournment:

Motion was made by Rickey Frandsen, Commission Member, and seconded by Curtis Waisath, Commission Member, to adjourn. All voted aye, unanimous.

Transcribed by:

Signed:

Canda Dimick, City Clerk

Neil Anderson, Commission Chair