

Minutes of the Regular Meeting of the Lava Planning & Zoning Commission of the City of Lava Hot Springs, Idaho held Thursday, May 26, 2016 at 6:30 p.m., Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

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

Excused:

Guests: Paul Moberly, Kyle Slaughter, Randy Benglan and Randall Brown.

Fred Hinz, Acting Chair Person, called the meeting to order at 6:30 pm.

Approve Minutes:

Motion was made by Curtis Waisath approving the April 28, 2016 minutes as transcribed.
Motion was seconded by Ricky Frandsen. All voted aye, unanimous.

Development Ideas (Townhouses – R3 Zone – South 4th West) – Kyle Slaughter:

Kyle Slaughter was in attendance representing the property owner which is his mother, Pamela Slaughter. Kyle Slaughter and Paul Moberly explained that they are development planners that work with small communities. Kyle reported that they had sent the city three layouts of their proposed ideas and presented a flyer and directed the commission's attention to their development approach on the back of the flyer. Their focus approach is to add value to the community. The three things they focus on are 1) community, 2) design and 3) market. They wanted to meet with the commission before they earnestly started to move forward on the project to see what the interest level is on this kind of development, what the commission's thoughts are and to develop a partnership with the community to add value as a whole. Kyle stated that they have looked at the property site from google earth and have walked the site and have come up with a whole bunch of different scenarios. They are looking at what is best for the property that will allow for a successful development. Kyle asked the commission what their thoughts were about the three proposals. Fred Hinz asked for a drawing/survey of the property that shows how the three layouts will actually fit on the property. The development will front South 4th West. There are eleven lots. Ground is level next to Fourth Street with a steep grade on the West side. The property is in the R-3 zone. There is a question on the number of townhouses that would be permitted. The proposed development would have to be a subdivision because the lot size is smaller than what is required. The R-3 zone requires 7500 square feet minimum area requirement for corner building sites for single and two family structures and 5500 square feet minimum area requirement for single and two family

structures in the middle of the block for single ownership. One thousand feet area requirement is required for each additional unit up to a six plex. Vicky Lyon questioned the grade of the property and mentioned that during the comprehensive plan process high density in that area was a concern. Kyle reported that they had walked the property site with a builder today and they feel that the proposed development idea is feasible for the area. The proposed units fluctuate from 8 to 13, built in clusters. The units are two stories. They have looked at it to potentially having a HOA and possibly not. Utilities will be extended from Fife Street. The engineer they have talked with says that there should be efficient water capacity and pressure for all of the layouts. The developer recognizes the area requirement restraints. They do not favor apartment complexes. The developers questioned the possibility of a condo development. Sale price range is roughly \$170,000 to \$180,000 per unit. Number of bedrooms per unit depends on the layout, three to four per unit. Lava definitely needs some housing. Increasing traffic on South 4th West concerns were expressed and discussed. The street is narrow. Ingress and egress may need to be limited. High density may not be an option. Developer may want to consider a lower density development. One common driveway for the development would help. The development plan shows parking in the back for the units with guest parking in the front. . Development requirement for Merle Street was discussed. Vicky questioned if the street development would benefit the future master plan. If access to the development is off of Merle it would definitely have to be developed. Kyle explained that his mother also owns eight acres on the hill and depending on the interest and if the market will bear it they will continue to look at other possibilities. Vicky Lyon expressed that she feels that it is beneficial to have an overall master plan with an overview of all future developments showing the different phases. Additional development will require the development of Merle Street. City Clerk expressed concerns regarding water pressure and advised the developer to talk with Tony Hobson, Maintenance Supervisor about it. Kyle asked commission members if the architectural design as shown on the flyer is appealing. Vicky expressed that it is hard to say because there has been no subdivision development in town. The town is a resort and retirement community. The proposal has a lot of merit. It is going to take retirees interested in moving to Lava Hot Springs to purchase them. The plan is to presale them. The commission would like to get some permanent family residents moved into Lava to help with the dwindling youth population. The plan is to keep units between nine and eleven. Kyle questioned if the property development will require an environmental impact study. City Clerk reported that she believes it depends on the quantity of the land that is sloped. Kyle questioned the estimated cost of the engineer and city attorney fees. Canda will try to obtain a per hour cost for them. Street lighting and sidewalk requirements were questioned. Street light will probably be required at the intersection of South 4th and Merle. The city is working on the sidewalk requirements now and the project will most likely be required to install sidewalk along the street frontage of the development site. The developer will control storm drainage on site. Sewer mains will have to be engineered with man-holes. The architectural rendering looks nice. Pitching the roofs was suggested. Kyle thanked the commission for the answers and reported that their intentions are to move forward. City will check into condo's, get a per hour cost estimate for the engineering and attorney fees and check into street light and sidewalk requirements. Fire hydrant requirement was briefly discussed. Units may need sprinkler systems. Sprinkler systems usually need a separate 4" unobstructed fire line. Neil Anderson

expressed desire to walk the property and will go do it on his own with permission. Considerable amount of discussion followed regarding Home Owner's Association and how they work and maintain common areas. Difference between a townhouse and a condo was questioned and goggled. Difference is in the form of ownership. For a condominium, the home owners own the interior of their home but the exterior and land is owned by an association. A condominium may look like a home or a villa. The condo units next to the pool are timeshare units. Individuals own a week of their unit and the exterior and ground is owned by the Home Owner Association and the structure is on one city water and one city sewer service paid for by the association. A buyer of a condominium owns his or her individual unit plus a percentage of the surrounding property including land and any amenities on the property. The buyer of a townhouse purchases his or her individual unit as well as the ground underneath that unit. Each townhouse has its own roof in contrast to condominiums. Townhome residents most typically belong to a Home Owner's Association. The R-3 Zone building limitations were reviewed.

Other Business – Commission Chair and Vice-Chair :

Curtis Waisath nominated Neil Anderson as Commission Chair. Vicky Lyon seconded the nomination. All voted aye, unanimous. Fred Hinz offered to continue serving as Vice Chair which was acceptable with all commission members in attendance.

Schedule Next Meeting:

Next regular meeting will be June 23, 2016 at 6:30 pm, Lava City Hall.

Adjournment:

Curtis Waisath made a motion to adjourn. Neil Anderson seconded the motion. All voted aye, unanimous.

Meeting adjourned at 7:27 p.m.

Canda L. Dimick, City Clerk

Fred Hinz, Acting Chairman