

Minutes of the Regular Meeting of the Lava Planning & Zoning Commission of the City of Lava Hot Springs, Idaho held Monday, November 26, 2018 at 6:30 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
Vicky Lyon, Commission Member
Lisa M. Toly, Commission Member
Canda L. Dimick, City Clerk

Guests: Megan Reno

Meeting was called to order by Neil Anderson, Commission Chair at 6:30 pm.

Approval of Minutes:

There were no minutes to be approved. City Clerk will try to email minutes out to give commission members time to read them before the next meeting.

Oath of Office – Lisa M. Toly

Lisa M. Toly was sworn in to the office of Lava Hot Springs Planning & Zoning Commission Member by Canda Dimick, City Clerk. Lisa was welcomed aboard by commission members.

Building Code Ordinance:

City Clerk briefly reviewed research material that she provided in commission packets for members to make comparisons to determine if the commission wants to proceed with drafting a building code ordinance similar to Bannock County's or to the State of Idaho's. The State's legislative adoption of the 2015 International Codes was provided. City Clerk reported that she has attempted to work with the state's building inspector on the ordinance questions that the commission has asked her to obtain some direction on and that it has been a tough go. He has not been very cooperative and has not given her a whole lot of direction. The inspector feels that the city is making things too complicated and suggested that the city adopt the codes like the state has. The state inspector has provided a copy of the document when the state adopted the code and copies have been provided to commission members. The State's adoption of the codes is very brief compared to Bannock County's ordinance. City Clerk recommended that the commission look over the information provided and make a determination on how they want to proceed at a later date. If the Commission does not want to adopt the codes like the State of

Idaho has, the City Clerk will continue to pressure the building inspector to get direction on the questions that the commission has. City Clerk reported that copies of Chapter 3 and Chapter 29 of the 2015 International Building Code were also included in the commission's packets as requested at the last meeting. The ordinance provisions that are being worked on amends sections in the chapters. Chapter 3 amendments start on page 13 and Chapter 29 amendments start on page 15 of the proposed ordinance. City Clerk asked the commission members to compare the code provisions with the proposed amendments in the ordinance and to make notes of any questions or concerns to be discussed at a later date. The City Clerk reminded commission members that the plumbing system code was questioned when the minimum number of required water fountains for various classifications of businesses was discussed. Proposed amendments to the 2015 International Residential Code were briefly noted. City Clerk asked the commission members to please let her know on how they would like to proceed on adopting an ordinance, State versus Bannock County, before the next meeting so that she can continue to work with the state if necessary and possibly have some answers for the commission before the next meeting. City Clerk explained that she has provided copies of the code sections to save the time of reading them a loud at meetings and it will give the commission time to analyze the documents before the next meeting. If the commission members see other sections of the code that they want copies of they were encouraged to contact the City Clerk. Neil Anderson, Commission Chair, questioned if the city's plan is to move ahead and adopt the 2018 codes. City Clerk reported that the State of Idaho is moving towards adopting the 2018 codes but she hasn't heard or seen a firm date of when they will be adopting them yet. The ordinance that the commission members are currently working on could be redundant. In the City's ordinance, it states that the codes shall be deemed superseded by successive versions of them as they are adopted or approved by the Idaho Building Code Board or Idaho Department of Insurance/State Fire Marshal, effective January 1 of the year following adoption by the Idaho Building Code Board or Idaho Department of Insurance/State Fire Marshal. The City's ordinance provisions have to be what the State has adopted or more stringent. City Clerk has established a group email for corresponding with the commission and will add Lisa's email to the list.

Other Business (Annual Appreciation Dinner):

Commission member were informed that the annual appreciation dinner pot luck is scheduled for December 4, 2018 at 6 pm, Lava City Hall. Commission members are asked to bring a dessert. City is furnishing the meat and potatoes. Spouses are invited.

Other Business (Zoning Ordinance Draft):

Neil Anderson questioned if the City Council has done anything on the proposed zoning ordinance. The Council has not had time to review the ordinance. Council meetings have had full agendas. The one special meeting scheduled to begin work was limited due to personnel issues that had to be resolved. The Council has gotten through some of the definitions. Another special meeting will be scheduled. City Clerk reported that she is only aware of a few hold ups

and concerns of the Council and that she has tried to encourage them to address those issues rather than going back through every change and questioning the reasons for them. Trying to recall every change back over a year ago is difficult. Neil Anderson questioned the commission's purpose. The commission has spent a year and a half putting the ordinance together and trying to get everything in order. He feels that the City Council doesn't like the work the commission did and is trying to do it over. City Clerk assured commission members that it is not the case. The Mayor and some members of the City Council are concerned and hesitant with making any changes in housing density because of prior public input heard from property owners when a developer proposed a Planned Unit Development (PUD) project in the High School Park Addition. The proposed ordinance does open the door for some higher density possibilities and there are concerns. Reviewing the ordinance and providing the explanations is a time consuming educational process. Some of the provisions were moved to different places in the ordinance for conformity reasons. Lisa Toly, Commission Member, suggested scheduling a joint meeting between the commission and city council to complete the review. City Clerk will express the commission's concerns to the mayor. A public hearing on the ordinance is required. It has been a year since the commission finished work on the draft. City Clerk expressed that the mayor and council's time is limited and they have been trying to keep the number of meetings to a minimum. Development projects will have to be built to existing ordinance provisions until a new ordinance is adopted.

Other Business (Katsilometes Permit):

Neil Anderson, Commission Chair, questioned if Katsilometes had applied for a permit to build on the vacant lots between 68 West Main and Mike's Market. There are pallets of building material on site and there seems to be activity. His permit to build cabins has expired. A new permit will be required. City Clerk reported that she has noticed an individual doing some masonry work to the neighboring structure.

Other Business (Rick Hatch's Duplex Building Permit):

City Clerk reported that Hatch's has paid for their building permit. The encroachment situation with the neighboring property owner has been resolved. The Hatch's duplex is being built right up to the existing fence line.

Schedule Next Meeting

Due to the holiday, community events and personal plans it was apparent that the December 24th meeting would not have a quorum. Commission members discussed moving the meeting date then proposed cancelling it. Motion was made by Curtis Waisath and seconded by Vicky Lyon to cancel the December 24, 2018 regular meeting and to hold the next regular meeting on January 28, 2019. All voted aye, unanimous.

Adjournment:

Motion was made by Fred Hinz, Commission Member, and seconded by Curtis Waisath, Commission Member, to adjourn. All voted aye, unanimous. Meeting adjourned at 7:05 pm.

Transcribed by:

Signed:

Canda Dimick, City Clerk

Neil Anderson, Commission Chair