

Notes of the Joint Work Session with City Council, Planning & Zoning Commission  
and the Comprehensive Plan Committee held Monday, August 10, 2009 at  
7:00 p.m. at Lava City Hall, 115 West Elm, Lava Hot Springs, Idaho

Present: Mayor Marshall Burgin, Phil Beeson, Newt Lowe, Katy Smith, Mike Vice, Susan Lorenz (SICOG), Rita Anderson, Fred Hinz, Dave Sanders, Curtis Waisath, Cathy Sher, Vicky Lyon, Mark Lowe, Canda Dimick and Trish Avery

Guests: Matthew Lewis and Steve Ernst

Dinner was served and the meeting was called to order at 6:15 p.m.

Film: The group reviewed the film “Nobody’s Home”.

Speakers: Zoning Presentation by Matthew Lewis, Planning Division Manager, City of Pocatello.

Mr. Lewis presented information on the role of the comprehensive plan. The Plan generally provides a guide for the “long-term” vision of the citizens. Section 67-6511 of the Idaho Code requires that the zoning districts shall be in accordance with the adopted plan. He reviewed the components that are required to be in a comprehensive plan. He stated that the comprehensive plan map is not a mirror image of your zoning map rather it is a guide to future change in Land Use. He gave an example of Pocatello Square and how the comprehensive plan helped the City of Pocatello through this change of Land Use. The comprehensive plan is not an ordinance but is a guide to be use when drafting or changing the ordinance.

Mr. Lewis also presented information about the zoning ordinance. The zoning ordinance is the regulatory tool that puts the plan in action. He gave examples of different types of zoning that the City of Pocatello has including overlay areas which can be placed over the base zoning. An example he gave was the Portneuf River Overlay District. Overlay districts can be used to develop standards to encourage protection, maintenance, and restoration of the natural resources, recreational opportunities, and scenic beauty of the river and surroundings, and to improve access by establishing standard for land use and development along the river.

Impact Area Presentation by Steve Ernst, Bannock County Planner.

Mr. Ernst presented a brief review of the Bannock County policy on Area of City Impact (ACI).

Policy 7.1 ACI with Towns Update - Define and update ACI boundaries and create agreements to address future development with the towns of Inkom, McCammon, Lava Hot Springs, Arimo, and Downey.

Policy 7.2 Direct Growth Within Town ACIs - Direct appropriate residential and non-residential development to areas with the Town ACI, as determined by the Future Land Use Plan and cooperative planning with the towns.

Mr. Ernst showed the group a map of the ACI for Lava Hot Springs and noted that the city water sources are not within the Area of City Impact. He suggested that the city might want to enlarge the Area of Impact to include the Fish Creek well and springs.

Work Session: The group discussed the discussion questions and identified some issues that will need to be addressed in the comprehensive plan. The issues are as follows:

Discussion questions:

- 1) What are our zones?
  - C1&2 – Combined use, commercial/residential
    - No minimum lot size
    - No set backs
    - 5 story buildings allowed
  - R3 Multiple family up to 6 plex
  - R2 Residential up to 4 plex
  - Unzoned areas – Not good for city
  
- 2) Do we need to change them? History?
  - a) No unzoned areas
  - b) Existing citizens can still live here
  - c) Hillside – what can go there – what it will look like
  - d) Protective tax structure
  - e) Street width and set backs (50 ft.)
  - f) Drainage – surface water
  - g) Variances – encroachment into set backs
  
- 3) What are our issues?
  - a) Infrastructure
    - i) impact of growth
  - b) Water drainage problems
  - c) Is an R1 zone needed
    - i) Where?
  - d) Parking down town
    - i) old grocery store
    - ii) selling off required parking
  - e) Identify low income housing
    - i) define affordable
  - f) Identify areas for additional commercial

- i) Is a C3 needed for light commercial (shops, no evening business)
    - ii) Across from Blue Moon?
  - g) Low Density Development/High Density Development
  - h) Recreational access
- 4) Annexation
  - a) Process
    - i) Implied consent
    - ii) State laws
  - b) Development
    - i) Most developable
    - ii) Areas to be annexed
  - c) Zoning of annexed areas
    - i) What is allowed?
  - d) Zoning in City
    - i) What activities allowed in different areas (R1, R2, R3, RO, C1, C2, C3, etc.)
    - ii) Allowing more commercial in some areas
    - iii) Less commercial in some areas
    - iv) No commercial in most restrictive areas
- 5) The role of the comprehensive plan.
- 6) Special problem area
  - a) Corner lots and semi vacant half lots that can't be built on
    - i) What could be done on these lots?
    - ii) Impact of set backs on existing residents
  - b) Unzoned areas

Adjournment: They meeting adjourned at 8:05 p.m.