

Minutes of the Regular Meeting of the Lava Planning and Zoning Commission held Tuesday,  
May 26, 2009, 7:30 p.m. at Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho

Present: Dave Sanders - chair  
Rita Anderson  
Fred Hinz  
Nick Nelson  
Curtis Waisath  
Trish Avery – secretary

The meeting was called to order at 7:33 p.m.

Minutes: A motion was made by Fred Hinz and seconded by Curtis Waisath to approve minutes of the February 24, 2009 regular meeting and the March 4, 2009 special meeting. All voted aye, unanimous.

RV & Mobile Park Ord.: The commission reviewed the engineer's report on the RV & Mobile Home Park Ordinance draft. There was discussion and clarification of the Home engineer's notes.

Rita Anderson called for discussion on the engineer's note after Section 9A regarding flexibility on the 60 day requirement due to weather delays. She said that she was alright with making this recommendation and the attorney could put this into ordinance language.

A motion was made by Rita Anderson and seconded by Fred Hinz that more flexibility be allowed as was recommended in the engineer's report, and to have the attorney recommend the wording of such. All voted aye, unanimous.

Trish asked if the commission had any recommendation for the number of days for flexibility. Dave stated that it would need to be based on weather conditions. Rita said that it would need to be what the contractor and the city agree to. The city is the one that will be enforcing this ordinance.

Curtis Waisath asked what the footage in Section 13-I is referring to. It was noted that this is stating the minimum lot size requirement. The lot size also states a minimum front and side yard footage.

Rita Anderson asked if there had been any inquiries about putting in more RV/Mobile Home Parks. Trish Avery reported that there hadn't been any inquiries recently but it is good to have the ordinance in place before applications are made.

A motion was made by Rita Anderson and seconded by Fred Hinz to approve the engineer's recommendations and forward the ordinance to the attorney for his review. All voted aye, unanimous.

Comp. Plan Report: Rita Anderson reported that the Comprehensive Plan Committee had spent a lot of time preparing for the meeting with Sopris Foundation and were disappointed when they couldn't come in.

The last thing the committee had worked on was the theme/subject for the chapters. There will be a meeting on June 3, 2009. It gets hard to get everyone to the meetings in the summer.

Other Business: Trish Avery showed the commission a notice which the city received today from Bannock Count Planning Commission regarding the Fish Creek Ranch Development. The commission does not need to take any action on this matter, but thought they may want to be aware of it. The commission looked over the information.

Rita Anderson reported that she had had an inquiry about rentals from someone who is thinking about putting a new NASCAR themed restaurant in town.

Trish Avery reported on some projects that the city have had questions on and may be coming before the commission. The first project is possibly two duplex units on the vacant lots south of the Blue Moon Bar. The other is a rehab center on the vacant lots north of the school which will require a zone change or a conditional use permit. She said that she was not sure if a rehab center would fit into the accepted permitted or conditional uses in the R3 or R2 zones. Some discussion followed.

Next Mtg.: A motion was made by Fred Hinz and seconded by Curtis Waisath to hold the next regular meeting on June 23, 2009 at 6:30 p.m. All voted aye, unanimous.

Adjournment: A motion was made by Rita Anderson and seconded by Fred Hinz to adjourn. All voted aye, unanimous.

The meeting adjourned at 8:00 p.m.

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Trish Avery – secretary

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Dave Sanders – Chair

Approved 6/23/09