

Minutes of the Regular Meeting of the Lava Planning and Zoning Commission held Tuesday, January 26, 2010, 6:30 p.m. at Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho

Present: Dave Sanders – Chair  
Fred Hinz  
Curtis Waisath  
Trish Avery – Secretary  
Canda Dimick – City Clerk

Guests: Cory Unsworth

### **Oath of Office – Cory Unsworth**

The city clerk administered the oath of office to Cory Unsworth as a Planning & Zoning Commission member. The commission members welcomed Cory Unsworth to the Planning and Zoning commission.

### **Approve minutes – December 15, 2009**

A motion was made by Fred Hinz and seconded by Curtis Waisath to approve the minutes of the December 15, 2009 Regular Planning and Zoning Commission meeting. All voted aye, unanimous.

### **Building Permit Variance – Lots 1 & 2 - Corner of Merle and 4<sup>th</sup> West**

#### **Applicant – Michael Atkins**

Trish reported to the commission that Michael Atkins had contacted her regarding applying for a variance for his corner lot on the south west corner of Merle and 4<sup>th</sup> West. The zoning ordinance requires three (3) lots on a corner for a building lot. The lots to the west of Mr. Atkins lots are built on so there are no lots which he can purchase to meet the three (3) lot requirement. Mr. Atkins plans to build a small home which will meet the setback requirements and will not cover more than 45% of the lot. He would like a variance to be able to build on his two (2) corner lots.

Trish reported that Mr. Atkins requested that she present his request and get the commission's feelings on this issue and if they would recommend that he pursue the variance. The commission discussed this issue.

A motion was made by Curtis Waisath and seconded by Fred Hinz to allow Mr. Atkins to pursue the variance application for a building permit for Lots 1 & 2, Block 13, Fife's Seconded Addition.

### **Zoning Ordinance Amendments**

#### **1) RV on Developed Lots – ordinance amendment**

Trish reported to the commission that she had sent the minutes from the Planning and Zoning minutes and the council minutes regard RV's on Developed Lots to the city's attorney. She has requested that the attorney prepare an ordinance draft addressing this issue.

## **2) Alternative Power (Wind/Solar Power) – ordinance amendment**

Trish reported to the commission that the city council had met the night before, January 25, 2010. At the meeting the city council voted to instruct the Planning and Zoning Commission to start the process of drafting an ordinance amending the zoning ordinance to prohibit wind power within the city limits and to look at solar power as a conditional use permit within the city limits. She told the commission that she had not had a chance to do any research on solar power ordinances yet.

A motion was made by Dave Sanders and seconded by Cory Unsworth to table this issue until the next meeting. All voted aye, unanimous.

Fred Hinz requested that Trish research solar power ordinances for the next meeting.

## **Comprehensive Plan Report**

Trish reported the Mark Lowe had committed at the December 14, 2009 meeting to start a draft of the comprehensive plan. At the meeting held January 11, 2010, the Comprehensive Plan Committee had reviewed and made suggestions to this “Straw Man” draft. The committee will be working through the draft, making addition and edits until a draft is ready to be presented to the public. The committee has been working on this process for 2 years and they are ready to get it finished.

## **Other Business**

Trish reported that Sam Netuschil is applying for a parking variance for his building at 155 East Main. He is planning to remodel the apartments in the back which will be used to enlarge his retail business in front. Because the apartments will be changing to a retail business a variance is required. The public hearing on the variance request will be at the February meeting.

Trish also gave the commission members information on a Planning & Zoning workshop put on by Association of Idaho Cities that will be in February.

## **Schedule Next Meeting**

The next regular meeting of the Lava Hot Springs Planning and Zoning Commission will be held on February 23, 2010 at 6:30 p.m.

## **Adjournment**

A motion was made by Fred Hinz and seconded by Curtis Waisath to adjourn. All voted aye, unanimous. The meeting adjourned at 7:05 p.m.

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Trish Avery – secretary

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Dave Sanders – chair

Approved 2/23/10