

Minutes of the Regular Meeting of the Lava Planning and Zoning Commission held Tuesday,
July 28, 2009, 6:30 p.m. at Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho

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

Guests: Canda Dimick

The meeting was called to order at 6:30 p.m. (Rita Anderson chaired the meeting because Dave Sanders was not present at the beginning of the meeting.)

Minutes: A motion was made by Fred Hinz and seconded by Nick Nelson to approve the June 23, 2009, minutes. All voted aye, unanimous.

RV/Mobile Home Ord. Draft: The commission reviewed the city attorney's recommendations.
1. Change "Mobile" to "Manufactured" and add definitions of "Manufactured Home" and "Mobile Home". Thus the ordinance would cover recreational vehicle parks and manufactured home parks, because mobile homes do not conform to HUD Manufactured Home Construction and Safety Standards.

(Dave Sanders arrived)

Rita Anderson pointed out several locations in which "mobile" should be changed to "manufactured". Trish noted these changes.

Rita Anderson suggested that Section 13 (B) be changed to read "Every manufactured/mobile home park existing before this ordinance that conforms to any of the standards of this ordinance shall not be required to be abandoned. All future additions shall comply with this ordinance." The commission agreed to this change.

The commission discussed Section 25. Rita Anderson said that she thought that in the phrase "...which constitutes a hazard to health, morals, safety, or fire..." the word "morals" didn't sound right. Trish Avery read the definitions of morals from the dictionary. It was decided that the word "morals" should remain in this phrase.

The commission reviewed the definitions of "manufactured home" and "mobile home" from Idaho Code Section 39-4105. Dave Sanders suggested the definition of "modular building" may need to be included in the ordinance. It was stated that the definitions of "modular building" would not be needed because "modular buildings" are not referred to in this ordinance; only those definitions needed to clarify the ordinance need to be included in the ordinance. It was decided that the definitions of "manufactured home" and "mobile home" from Idaho Code should be used in this ordinance.

2. Section 4, it was suggested by the attorney that the words “trailer park” be changed to “recreational vehicle park or manufactured home park”. Also in the definitions under (0) “Trailer” should be changed to “See Recreational Vehicle”.

3. The commission read and discussed this information. No change was made to the ordinance as this was informational and no change was suggested.

4. Section 5 title changed to “Application for Permit for Recreational Vehicle Park”.

5. Section 9 (A) the following wording to be added at the end of the section: “The City may grant extensions of time to comply with this section upon written application from the developer stating the reason for such an extension, and the date that the work will recommence. The developer shall have a maximum period of one year to complete the development in accordance with the permit granted.”

6. This portion of the attorney’s recommendations maybe covered in the second letter from the attorney which was sent after we discovered that part of the ordinance was missing from the information sent to the attorney.

7. Section 11 (A) replace “Uniform Building Code, 1997 edition” with “current edition of the International Building Code”. Also add the word “vehicle” so that it reads “The permit fee for each recreational vehicle park shall...”

8, 9, & 10 were further discussed in the attorney’s second letter.

Second letter from the attorney:

1. Section 16B, Canda Dimick stated that the roadway construction standards have been set forth in the Subdivision Ordinance. Section 16B will be replaced with Section 8G of the Subdivision Ordinance #2006-2.

2. The commission discussed the possibility of having a tent area in a recreational vehicle park and would need public rest rooms. It was decided that this was covered under Section 14J.

Section 17B will be added as follows: “A separate water service line shall be required to each manufactured home park space which shall conform to the Idaho State standards.”

3. The reference to “manufactured home” shall be removed from all places in Section 20B, making Section 20B pertain to recreational vehicle parks only.

Section 20C shall be added as follows: “A separate electrical service line shall be provided for each manufactured home space which conforms to the current edition of the National Electrical Code. Such electrical service line shall be subject to inspection and approval by the designated official.”

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Trish Avery questioned the commission if there needed to be a section pertaining to recreational fires in recreational vehicle parks. The city has adopted the International Fire Code. The commission decided that it is sufficient to have the International Fire Code enforced.

A motion was made by Fred Hinz and seconded by Curtis Waisath to except the changes that were discussed and noted. All voted aye, unanimous.

Comp. Plan: The commission has received an invitation to the joint work session with the Comprehensive Plan Committee and City Council. There will be a couple of guest speakers that will present information about zoning issues. The meeting will be held on August 10, 2009 at 6:15, dinner will be served. Rita Anderson encouraged the commission to attend; this will be a chance for the commission to give input to the Comprehensive Plan Committee on zoning issues.

Other Business: None

Next Mtg.: The next regular meeting will be held August 25, 2009 at 6:30 p.m.

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

The meeting adjourned at 8:10 p.m.

Trish Avery – secretary

Rita Anderson - Acting Chair

Approved 8/25/09