

PUBLIC NOTICE

A Regular Meeting of the City Council of the City of Lava Hot Springs, Idaho will be held on February 12th, 2025, at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

In-person attendance is allowed. Guests may join by teleconference if they desire. To listen to the meeting by teleconference, please call (408) 638-0968, meeting ID number is 5731543907#, password 745563#.

Depending on your telephone service plan, long-distance charges may apply. All participants will be muted when they join the meeting. Guests who are listed on the agenda or audience members wishing to speak during the discussion section can unmute themselves by entering star six (*6).

City of Lava Hot Springs
115 West Elm – PO Box 187 – 83246
Office Phone (208) 776-5280
Fax (208) 776-5130
Mayor Vicky Lyon
Council Members
John Head - Jeanie Avery
Mark Olyer – Diane Beckstead
City Clerk/Treasurer Amantha Sierra
Office Assistance Mandy Frandsen

Regular City council meeting 6:00 p.m.

1 Agenda

A. Silence Cell Phones

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance

2 Review of Meeting Procedures & Public Comment Rules

1. 2-minute limit per speaker
2. Written comments deadline noted

3 Public Hearing – CKJ Jesse Development

Hearing-Annexation/Annexation Agreement/Zoning Annexation Ordinance

1. Description of item by Chair
2. Presentation by applicant
3. Council questions for applicant (if any)
4. Presentation by Staff
5. Council questions for staff (if any)
6. Open public hearing
 - a. In Favor
 - b. Neutral
 - c. Opposed
7. Close public hearing
8. **Annexation Agreement** - Possible **ACTION** by Council
 - a. Approval
 - b. Approval with conditions
 - c. Denial
 - d. Table / continue
9. **Zoning Development Agreement** - Possible **ACTION** by Council
 - a. Approval

b. Approval with conditions

c. Denial

d. Table / continue

10. **Initial Zoning as Contract Zone – Possible ACTION by Council**

a. Approval

b. Approval with conditions

c. Denial

d. Table / continue

11. **Annexation Ordinance – ACTION ITEM**

4 **Public Hearing – Holladay Development**

Hearing-Annexation/Annexation Agreement/Zoning Annexation Ordinance

1. Description of item by Chair

2. Presentation by applicant

3. Council questions for applicant (if any)

4. Presentation by Staff

5. Council questions for staff (if any)

6. Open public hearing

a. In Favor

b. Neutral

c. Opposed

7. Close public hearing

8. **Annexation Agreement - Possible action by Council**

a. Approval

b. Approval with conditions

c. Denial

d. Table / continue

12. **Initial Zoning as R3 multi-Family Residential - Possible ACTION by Council**

a. Approval

b. Approval with conditions

c. Denial

d. Table / continue

13. **Annexation Ordinance – ACTION ITEM**

5 **REPORTING**

a. Sheriff

b. Ambulance Coordinator

c. Fire Chief

d. City Engineer

e. City Planner

f. Attorney

g. Chamber of Commerce – Big Sky Fireworks 2026 4th of July - - All ACTION ITEM

h. Event Coordinator

i. Mayor

j. Council

k. City Clerk / Treasurer

6 **PUBLIC COMMENT - Non-agenda items; comments limited to 2 minutes each.**

This time has been set aside to hear input from citizens. No decisions will be made, nor will any action be approved or denied, on matters raised under this agenda item. Items requiring City Council action must be agendaized for a future meeting. Comments are limited to two (2) minutes per speaker. Meetings are recorded; please stand at the Podium, announce your name and speak clearly.

7 **CONSENT AGENDA – Routine items will be approved together with one motion. Any item needing**

discussion will be removed for separate consideration - **All ACTION ITEM**

- a) Council approval of Bills – List of bills provided to councilmembers prior to council meeting for review.
- b) New Business License Application Business License 16611 – Business Type General Contractor / Residential Contractor – Business Name Morris Construction - outside city limits
- c) New Business License Application Business License 16612 – Business Type Plumbing and General Contracting Business Name Viking Elite LLC – outside city limits
- d) Expired License renewal 16514 Business Type Construction & Remodeling – Business Name Micheal Gunter Construction LLC – 10255 E Old Oregon Trail RD #15
- e) Sign Application – SP26-08– Garrett Kroll
- f) Non-Property tax permit application – 719 – Greatamerica Financial Service – outside city limits
- g) August 26, 2025, minutes

8 **ITEM(S) REMOVED FROM CONSENT AGENDA REPORTING – ACTION ITEM**

9 **CHAMBER OF COMMERCE – Big Sky Fireworks 2026 4th of July - All ACTION ITEM**

10 **PROPOSALS**

- a) Rocky Mountain – Steven Liechty LED Streetlight Conversion Estimate - ACTION ITEM
- b) Azora Software - John Spencer/Bob Peterson - CRM for Short Term Rental Compliance - ACTION ITEM

11 **ROWDY LARKINS**

- a) LAV2025-04 rebuild and extending Deck issued 07/17/25 Alan Spidell - Surrounding LLC - 204 W Main - Myrna Beery Spidell Construction Project - Progress report.
- b) LAV2025-05 Riverside Hot Springs/Eruption Brewing retaining wall - 8.27.25 Rowdy approved updated engineer plans and Building permit issued – Progress report.
- c) LAV2024-07 – Heidi Patha new build STR - 355 W Main Project Permit – Stamped Engineer plans for Block Retaining Wall received. Progress report.
- d) Sam Netuschil – 44 & 48 Purple Moon Roof - Building Permit Application Building & Zoning Permit received not approved -Waiting on snow load &on IBC requirement.
- e) LAV2025-08 East KOA Holiday Bath House 9400 S Blaser Hwy - Building & Zoning Permit approved.
- f) LAV2025-11 Garrick Hunsaker - 71 Portneuf – House remodel plus garage Elevation Certificate approved - Floodplain permit approved - Building & Zoning Permit approved.
- g) LAV2026-01 Deck re-build project 78 N 3rd Ave W Jeremy smith contractor Building & Zoning Permit received – Payment pending.
- h) Garrick Hunsaker - 71 Portneuf – Deck replacement due to windstorm - Elevation Certificate approved – Floodplain permit approved – Building & Zoning Permit in review process.
- i) Patrick Navarro – 187 W Elm – House remodel due to windstorm - Building & Zoning Permit in review process

12 **SHORT-TERM RENTAL APPLICATIONS IN PROGRESS PRIOR TO MORATORIUM**

- a) New Business License Application – 16596 and Non-Property Tax permit 713.1 – Business Type – Short Tem Rental – The Lounge at Lava Hot Springs – 355 W Main – Heidi Patha – motion required if certificate of occupancy approved if not approved will move to next month’s agenda – **ACTION ITEM (if any)**

13 **APPOINTMENTS of two Members to the Planning & Zoning Commission**

- a) Wendy Prather
- b) Adolfo Martinez
- c) Rickey Frandsen

14 **FINANCIAL MATTERS**

- a) A motion to remove Ricky Frandsen from all bank accounts and assign signature authorization to Jeanie Avery - **ACTION ITEM**

15 RESOLUTION/ORDINANCE

- a) Resolution 2026-001 ICCU Certificate of Deposit – **ACTION ITEM**
- b) Resolution 2026-002 ICCU Certificate of Deposit - **ACTION ITEM**
- c) Resolution 2026 -003 Citizen Community Bank Certificate of Deposit - **ACTION ITEM**

16 NEWLY ELECTED OFFICIAL RESOURCES

- a) Open meetings
- b) Planning & Zoning (AIC)
- c) Transparent & Ethical (AIC)

17 REVIEW AND APPROVE CODE COMPLIANCE OFFICER JOB DESCRIPTION – DISCUSSION

18 COMMUNITY INVOLVEMENT

- a) National Arbor Day April 24, 2026 – DISCUSSION
- b) America 250 in Idaho Ambassadors - authorize the mayor to sign the Logo use permission form - **ACTION ITEM**
- c) Resort City Liquor License – DISCUSSION

19 ADMINISTRATIVE COMPLIANCE Consideration of Compliance with City Ordinance 2015-11 (Local option tax)

- a) Staff Report
- b) Council Discussion
- c) Council Direction / Action (if any)

20 Motion to adjourn into executive session in accordance with Idaho Code 74-206 (1)(D) – ACTION ITEM

21 Motion to Enter Into Executive Session – Idaho Code 74-206(1)(f) - To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

22 Motion to return to open meeting – ACTION ITEM

23 Motion regarding Executive Session – ACTION ITEM

24 Announce next regular meeting – March 23rd, 2026, Deadline March 13th, 2026

25 Adjourn regular meeting - ACTION ITEM