

PUBLIC NOTICE

A Regular Meeting of the City Council of the City of Lava Hot Springs, Idaho was held on August 13th, 2026, at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs,

In Attendance: Council Members John Head, Jeanie Avery, Mark Oyler, Diane Beckstead
Mayor Vicky Lyon

City Clerk/Treasurer Amantha Sierra

Transcriber Jamie Everson

Guests in attendance: Travis Nay, Kim Harris, Danae Zepeda, Tadd Green, Steve Hooper, Cody De Los Reyes, Brandon De Los Reyes, Kody Tillitson attended by Zoom.

1. Agenda

A. Silence Cell Phones

1. Call meeting to order. Mayor Vicky Lyon called the meeting to order at 6:01pm.
2. Roll Call: John Head, here; Jeanie Avery, here; Mark Oyler, here; Diane Beckstead, here.
3. Pledge of Allegiance

2. REPORTING

- a) Sheriff - See attached report – No comment from sheriff.
- b) Ambulance Coordinator – See handout Councilperson John Head wants to know how the changes in McCammon are affecting other ambulance call times.
Councilperson Mark Oyler wants to know who the council liaison will be- Sara Reiss.
- c) Fire Chief – No comment.
- d) City Engineer – submitted progress report -
Councilperson Jeanie Avery asked about the traffic counter data and setting up a public meeting to gather input. City Engineer recently got the counters back but needs more time to analyze data and put together the traffic master plan.
Councilperson Jeanie Avery had questions regarding next steps for the fire station. City Engineer stated the next steps are to get architect on board, complete design plans, and then use plans to apply for grants.
Councilperson Jeanie Avery wanted status update on Well #3. City Engineer stated it was sent to DEQ (Idaho Department of Environmental Quality) and is still in progress. We should be able to bid this year but will coordinate with everyone for a clearer timeline.
- e) City Planner- No comment
- f) Attorney - No Comment

- g) Chamber of Commerce – No comment
- h) Event Coordinator- n/a
- i) Mayor – No comment
- j) Council – Councilperson Mark Oyler- Regarding city comprehensive plan through SICOG, he has reached out to everyone on the committee, plans to recontact community members, excluding Lara Gunter. No objection from other council members.
Councilperson Mark Oyler- Update on correspondence with Deaton – Plan to provide monthly status updates. Council offers to lend support with any office duties so the city clerk can focus on bank reconciliations.
Jeanie Avery – An emergency preparedness fair Lava community center September 12, 2026.
- k) City Clerk / Treasurer – No comment

3. 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.

Kim Harris- (Representing Henry Etcheverry) Henry is having issues loading his truck with water and supplies near his property due to vehicles parking in front of his loading area. He believes the vehicles are people staying at a short-term rental on the same street. He is requesting a loading zone painted on the street and installing new sign(s) to prevent vehicles from being parked in his area. Henry would do the painting and install the sign(s). There is no city code/ordinance regarding these loading zones.

Steve Hooper- Representing the Chamber of Commerce– Giving notice that budget issues are being worked on. Itemization of marketing plans and fireworks. Upcoming Octoberfest will be on October 2nd & 3rd. The Chamber would appreciate it if the city would help to advertise their event. The Chamber has concerns about limited parking within Lava. The Lava Hot Springs (LHS) Foundation is certain that Idaho Transportation Department (ITD) will shut down parking on the big triangle lot near the swimming pool. The Chamber suggests looking into utilizing the empty lot behind Buddy Campbell Park for overflow parking or considering a parking garage. Requested report on past parked vehicle studies. The Chamber is partnering with

Lava Prosperity, Lava Community Center for a Christmas Festival and would like to see a council member on the committee.

4. **CONSENT AGENDA** – Routine items will be approved together with one motion. Any item needing it 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) Expired License Business License Application No. 16627 – Bone Electric LLC – Electrical Contractor – Business is located outside city limits.
- c) New Business License Application No. 16629 – Highmark Contracting LLC – Contracting services – general contracting, construction & excavation. – Business is located outside city limits
- d) New Business License Application No. 16631 and Sign Permit application No. SP26-09- Dempsey Creek Inc - Topsy Canoe Taphouse BBQ – 129 W Main Street – Restaurant with outdoor seating
- e) New Non-Property Tax Permit Application No. 733 Bosch Building Technologies LLC Business – Other: Provide Building & Controls, preventive maintenance on the systems they sell plus technical support - located outside city.
- f) Sign Permit SP26-08 Lost in Lava Taylor Warr 64 E Main
- g) June 10th, 2026, Special Meeting Minutes - Should be July 10, 2026
- h) July 16th, 2026, Special Meeting Minutes
- i) July 18th, 2026, Special Meeting Minutes - Should be June 18, 2026

Council person Mark Oyler made a motion to approve the consent agenda with correction of items g) and i); g) should be July 10, 2026, Special Meeting Minutes; i) should be June 18, 2026, Meeting Minutes.

Councilperson Diane Beckstead seconded the motion.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

5. **ACTION ITEM - ITEM(S) REMOVED FROM CONSENT AGENDA REPORTING**

6. **ROWDY LARKINS – BUILDING INSPECTOR**

- a) LAV2025-05 Riverside Hot Springs/Eruption Brewing retaining wall - 8.27.25 Rowdy approved updated engineer plans and Building permit issued - Progress report. Same, no changes. Timeline on completion this fall.
- b) LAV2025-11 Garrick Hunsaker - 71 Portneuf – House remodel plus garage Elevation Certificate approved - Floodplain permit approved - Building Permit issued – May 14, 2026, reports, performed framing inspection, requested insulation inspection the following week, progress coming along. Flood evaluation complete and building plans. Same, no changes. Final elevation certificate.
- c) LAV2026-02 Garrick Hunsaker – 71 Portneuf – Deck replacement due to windstorm – Elevation Certificate approved – Floodplain permit approved – Building Permit issued -Deck in progress – May 14, 2026, reports, deck is completed and couple things to check on.
- d) LAV2026-03 Daniel Cox – 344 W Main – Building Permit issued – May 14, 2026, Rowdy reports, waiting for phone call for sheer sheathing inspection, but is framed up just waiting for final call.
- e) LAV2026-05 Kody Tillotson – Riley’s Constructions Inc. – 695 E Main - Tilly’s Thai – project walk-in freezer/cooler - Building & Zoning Permit in review process – plans approved and invoice issued. – May 14, 2026, Rowdy reports working on the freezers, no update. Inspection the following week. Canopy has been taken down. Same, no changes.
- f) LAV2026-06 Riley Sorensen - Outdoor access to upper-level staircase - 196 E Main – Building permit issued – May 14, 2026, Rowdy reports nothing started yet, have not heard anything on it yet. Has been driven past. Stairs are installed. I have been in contact with engineers.
- g) LAV2026-07 Sam Netuschil Purple Moon Roof 48 E Main - Building & Zoning Permit application received 06/06/2026 and forwarded for plan review and approval. Sam has indicated he does not plan to complete the roof work until Fall 2026. The original project scope did not require a permit; however, the roof remodel was not included in the original Building & Zoning Permit application. The permit application is currently in the plan review stage and, as of this time, approval has not been granted for the roof. Building permit submitted.
- h) LAV2026-08 Sam Netuschil - Applicant has submitted a Building & Zoning Permit application to construct a gazebo on leased property located at 129 E. Main Street. The owner of the property is Cliff View Enterprises. Two separate lease

agreements due to the project involving two separate parcels. The permit application is currently in the plan review stage and, as of this time, approval has not been granted to construct the gazebo. Updated permit to include sewer repair. Per Rowdy on 7/2/26 building permit not required will continue as a project permit.

- i) LAV2026-09 Shane Wasem restarting the LAV2026-09 project using the same stamped engineered plans that were initially approved, with a new Planning & Zoning permit application submitted. Phase 1 will consist of infrastructure work. Each subsequent phase will be updated and submitted to the Plan Review Team for review as the project progresses. Will be starting soon on phase 1, building retaining wall.
- j) LAV2026-10 Tom & Wendy Potter - Planning & Zoning permit application submitted for a 6 to 8-foot-tall fence but has since changed to below 6 feet to adhere to city code.
- k) LAV2026-11 Elliot Shaw – Planning & Zoning permit application submitted 8/10/26 and delivered to the Plan review team.

7. REQUESTS FOR COUNCIL CONSIDERATION

- a) **ACTION ITEM** – Approval of **Resolution 2026-003**. Krystal Denny (SICOG): Requesting approval of the Fair Housing Resolution for Community Development Block Grant (CDBG) Compliance. The City needs to Adopt the Fair Housing resolution to be able to close out the Park project and before a CDBG contract can be executed for the Water Project grant. Fair Housing Resolution for CDBG Grant.

Councilperson John Head made a motion to approve the Fair Housing Resolution for Community Development Block Grant Compliance and adopt the Fair Housing resolution.

Councilperson Mark Oyler seconded motion.

All in favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

- b) **ACTION ITEM** – Agenda Request from Henry Etcheverry for a Loading Zone Discussion: Question if there is any city code/ordinance regarding loading zones. Code Enforcer stated there is not anything specific to loading zones. Concern that other commercial property owners would also request the same

accommodation, causing too many loading zone areas which would add to the limited parking within Lava. John Head expressed concern that even with adding loading zone markings and signs that it still may not deter vehicles from parking there anyway. Property owners can contact the Sheriff department to tag vehicles, but it still takes 10 days or more to remove the vehicle by tow company. Vicky Lyon suggests the property owner create a driveway to deter vehicles from parking where he needs access which could be more imposing than a loading zone and signs.

Councilperson John Head made a motion to table this item to discuss some alternatives for the owner.

Councilperson Jeanie Avery seconded the motion.

All in favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

- c) **ACTION ITEM** – Consideration of Special Event Application – Lava Book Festival – Nancy Petrun – Lava Food Park (Clinton Pagnotto approved use) – Saturday August 29th, 2026, setup 8:00 am & tear down 7pm event time 11:00 am to 5:00 pm. ***Request for approval of the Special Event Application.***
Council has no concerns.

Council person Diane Beckstead made a motion to approve the request for the special event application for the Lava Book Festival.

Councilperson Mark Oyler seconded the motion.

All in favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

- d) **ACTION ITEM** – Review DLR plans for a Restaurant and authorize the mayor to sign the letter for the State of Idaho ABC Bureau.

Discussion: DLR is changing their alcohol sales license from beer and wine to resort town restaurant liquor license and needs letter signed stating that Lava Hot Springs is located fifteen miles away from a town the size of 50,000.

Councilperson Mark Oyler made a motion to approve the mayor to sign the letter for the State of Idaho ABC Bureau request.

Councilperson John head second.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

e) **ACTION ITEM** – Parking requirement at Chuckwagon.

Kody Tillitson addressed the Council by Zoom and explained his proposed project. He stated that he would like the Council's opinion before hiring engineers to create the plans and determine any additional parking requirements.

The Chuckwagon is considering adding a rooftop patio for additional seating and requested clarification on whether the City would require additional parking. The proposed patio would be 1,400 to 1,500 square feet.

Discussion: Council expressed concerns about the potential increase in occupancy and whether the patio would be seasonal or enclosed for winter use.

Councilperson John Head made a motion that the city will not provide additional parking requirements as it is an already established business.

Councilperson Diane Beckstead seconded the motion.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

8. **COUNCIL BUSINESS**

a) **ACTION ITEM** – Preliminary Plat – Sunrise Village Phase 1

Rodney- Planning & Zoning commission had meeting on Sunrise Village Phase 1 (AKA Holladay Project) Recommendation to have public hearing on Sept 10, 2026. City Council has received recommendations from Planning & Zoning.

Councilperson John Head made a motion, with the recommendation of Planning & Zoning, to schedule a public hearing on phase 1 of Sunrise Village.

Councilperson Mark Oyler seconded.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

b) **ACTION ITEM** – Variance Application – Kevin Reece, 321 S 1st

Seeking input on when to hold meeting on variance application. Option to hold a public hearing or only do as action item. Request to be added to the city council Sept 10, 2026, meeting.

Councilperson Mark Oyler made the motion to make Kevin Reece variance application an agenda action item.

Councilperson Diane Beckstead seconded the motion.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

c) **DISCUSSION/ACTION** – Personnel Policy ICRMP recommendations.

Council has reviewed ICRMP recommendations for the Personnel Policy.

Discussion- Council plans to make simple edits first and then move onto the more complicated edits. May need to meet with city staff regarding certain policies. Councilperson Jeanie Avery suggests lining out dates for council members to meet. Council will meet on August 25, 2026, at 6pm to make edits.

Councilperson John Head made a motion to schedule a special meeting to address the changes recommended on the personnel policy for August 25, 2026 6pm at city hall.

Councilperson Diane Beckstead seconded the motion.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.

Motion passed.

d) Staff received the approved Stream Channel Alteration Permit from the Idaho Department of Water Resources. A copy has been provided to the Council for its records. Council may discuss the permit and its special conditions. No action is requested.

Discussion: Jeff Mansfield- Last part of the bridge project needing approval. This permit gives authority to construct the project. No objections from the council.

e) Staff received inspection report Idaho Department of Parks and recreation. A copy has been provided to the Council for its records. Council may discuss the inspection and note the recommendations on areas of improvement. No action is requested.

9. **ACTION ITEM 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.

Mark Oyler made a motion to enter into executive session- Idaho Code 74-206(1)(f).
John Head seconded the motion.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.
Motion passed.

10. ACTION ITEM – Motion to return to open meeting.

Councilperson Mark Oyler made a motion to come out of executive session and return to open meeting.

Councilperson John Head seconded the motion.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.
Motion passed.

11. Announce next regular meeting – September 10th, 2026. Deadline August 31st, 2026.

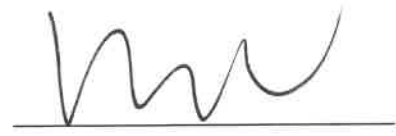
12. ACTION ITEM - Adjourn regular meeting.

Councilperson Jeanie Avery made a motion to adjourn regular meeting.

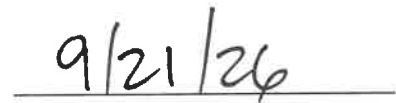
Councilperson Diane Beckstead seconded the motion.

In favor: Mark Oyler, aye. Jeanie Avery, aye. Diane Beckstead, aye. John Head, aye.
Motion passed.


Jamie Everson, Transcriber


Vicky Lyon, Mayor


Amantha Sierra, City Clerk


Date

