

Minutes of the Monday, August 28, 2022  
Meeting of the Planning & Zoning Commission  
Of Lava Hot Springs, Idaho

Those in attendance: Vicky Lyon, P&Z chair; Commissioners: Jim Page, Lisa  
Guthrie, Mark Lowe      Guests: Clinton Pagnatto; Karen Hobson;  
Phil R. [REDACTED]

Meeting Called to order by Vicky Lyon

The next meeting will be September 25, 2023 at 6:00 pm.

The agenda deadline for that meeting is September 18, 2023 at 5:00 pm.

Clinton Pagnatto – I am excited to get this demo started. What I wanted to know so I can think about the future a little bit. Is what the city calls for in the commercial district for the façade of a rebuild. What it can be made of stick built or steel built. I don't know what can be done.

Mark Lowe – I would say going with the...through the permitting process. The only time we (P&Z) get involved is with a variance.

Vicky Lyon – Couldn't he start the process by getting a building permit, then you would meet with Hudson Saffell, Code Compliance Officer, and hopefully the city engineers and they would give you direction on what needs to be done. If you go look at the ordinance you are in the commercial zone so that tells you what can be done there.

Jim Page – I don't know that there are restrictions on it has to be stick built or a metal structure. I don't know of any but Hudson Saffell, Code Compliance Officer, could tell you.

Vicky Lyon – You could go on the website and it would tell you all of that.

Mark Lowe – Who's going to be doing the building.

Clinton Pagnatto – I don't know yet. I have a few ideas. They are like, 'we can't help you out until you know what you want. And I'm like I don't know what I am allowed to do.

Vicky Lyon – You are getting ready to go talk to an architect.

Mark Lowe - You are going to want an engineer or architect stamp. And if an architect stamps it when it comes in. Then I would assume that that would meet the needs of everyone concerned

Vicky Lyon – That project down on 6<sup>th</sup> they brought in conceptual drawings of what they were planning on doing. To see if that would be something that they could do. First off, I would go to the city website, pull up ordinances and look under commercial buildings. It's pretty general.

Mark Lowe – It just describes use not materials used on structures. I really think for a commercial building you are going to have to have that architectural or structural engineer stamp on it. They will do the compliance stuff for you.

Vicky Lyon – That's probably what you do go meet with an architectural engineer. They are the ones who will drill down and find out what you can do and what you cannot do.

Chandra Taylor – You will need to apply for a demolition permit. Took his e-mail to send him a demolition permit application.

Clinton Pagnatto – I'm not the contractor but the demolition permit. Is that something you have in place yet. Thank you I appreciate it.

Approval of the minutes July 31<sup>st</sup>, 2023

Motion to approve the minutes of the July 31, 2023.

Motion by Jim Page.

Second by Lisa Guthrie.

All Aye

Motion to adjourn.

Motion by Mark Lowe.

Second by Lisa Guthrie.

All Aye