

Minutes of the May 24, 2023  
Special Meeting of the Planning & Zoning Commission  
Of Lava Hot Springs, Idaho

Those in attendance: Vicky Lyon, Commission Chair; Commission members: Jim Page, on the phone, Lisa Guthrie,  
Mark Lowe and Jeanie Avery. Code Compliance Officer, Hudson Saffell and Jill Makuaole, office staff.  
City Planner,  
Bruce Parker on Zoom.

Meeting Called to order at 4:34 pm by Vicky Lyon.

Mark Lowe – I went back to the May 4, 2022 minutes since Mr. Taylor mentioned Mr. Hirschi's application for a bed and breakfast. He doesn't meet the standards for a bed and breakfast. It is not essential or desirable for a bed and breakfast.

Jeanie Avery – I have been in the home the Hirschi's now own and there is no way to isolate the full kitchen on the main floor. I also drove by 55 E. Fife and my question is there any other bed and breakfasts in that neighborhood. – There is not. I looked at the minutes of the meeting and all three conditional use applications were denied by Planning and Zoning. I looked at the minutes because Mr. Taylor kept saying he wanted the same treatment as Mr. Hirschi.

Jim Page – They own two houses up there and if they get one they will want the other also. I recommend it be denied.

Mark Lowe – Want to make that a motion?

Motion that we stay consistent with past decisions  
and recommend denial as it is not harmonious to  
the neighborhood.

Motion by Jim Page.  
Second by Lisa Guthrie.

Mark Lowe - I would move to amend that motion. Let's vote to deny the previous motion.

**All in favor. None                      All Opposed**

Mark Lowe makes a new motion.

Motion that we recommend denial of the application to the city council for consistency with previous actions by the commission. The proposed use as a bed and breakfast is not essential or desirable to the public convenience or general welfare. And in accordance with the findings of the City Planner.

Motion by Mark Lowe.

Second by Lisa Guthrie.

All Aye.

Vicky Lyon – Can we recommend that there is a Fire Marshall report? That the certificate of occupancy stipulations have been met.

Hudson Saffell – Yes, Ken Fagnant Fire Marshall, did want steps up the access road. But it was not a condition on the certificate of occupancy.

Motion to adjourn.

Motion by Mark Lowe.

Second by Lisa Guthrie.

All Aye.