

## Minutes of the February 28, 2022 Planning and Zoning Meeting

Present: Vicky Lyon, Fred Hinz, Jim Page, Curtis Waisath, Jill Makuaole, Chandra Taylor  
And Bruce Parker-online

Guests: Shane Wasem and son, Cameron and Annie Salt, Morgan Ingmire, Brad Williams and  
Unknown caller on Zoom 1-307-xxx-x525

### 1. Approval of Minutes



MOTION TO TABLE MINUTES

MOTION BY FRED HINZ

SECOND BY CURTIS WAISATH

ALL VOTED – AYE – UNANAMOUS

### 2. Bed and Breakfast Conditional Use Permit – 60 East Booth – Jade Bues, Owner/Applicant and Morgan Ingmire, Applicant



MOTION TO TABLE THE DISCUSSION UNTIL BRUCE  
HAS HAD TIME TO TALK WITH ALL PARTIES.

MOTION BY JIM PAGE

SECOND BY CURTIS WAISATH

ALL VOTED AYE – UNANIMOUS

### 3. Cabins /RV Park Commercial Development – Preliminary Layout (Northeast corner of South 4<sup>th</sup> West and West Elm streets) – Shane Wasem, Property Owner; Matthew Hill, Keller Associates Engineer

MOTION TO RECOMMEND APPROVING REVISED  
SITE PLAN AND EXPANSION – 2 PADS AND FOR  
SHANE TO WORK WITH BRUCE PARKER – VICKY  
LYON WANTED IT NOTED THAT SHANE MUST  
MEET WITH BRUCE PARKER TO PROCEED TO CITY  
COUNCIL.

MOTION BY CURTIS WAISATH

SECOND JIM PAGE

ALL VOTED - AYE UNANIMOUS

Shane appeared before the commission last May and was approved for an RV park. He has purchased the adjacent property on the West side and has a change of plans for the development. Property line dispute with neighbor has been settled. Shane wants to “scrap” the old plan and building permit. Is working with an engineer from Keller and Associates. Pads will be 15 feet wide and 5 feet off the property line. Bruce will meet with Shane on Thursday or Friday.

4. Status Reports – Area of Impact Developments

A) Kyle Jessee Conditional Use Permit for a RV Park Development

Approved by the county. Appealed by the city. County has 60 days to make a decision on the appeal.

B) Cameron Salt RV Park Expansion and Variance

Asking for variance from river and add 37 RV spots. County approved.

5. Other Business

A) Schedule Zoning Ordinance Public Hearing.

MOTION TO TABLE AND MOVE FORWARD AS THE  
CITY ATTORNEY DIRECTS.

MOTION BY JIM PAGE

SECOND BY FRED HINZ

ALL VOTED – AYE UNANIMOUS

B) Miscellaneous

Brad Williams made brief comments about the Jessee Conditional Use Permit. Curious about what is happening.

6. Schedule next meeting

Next meeting – March 28, 2022

Vicky Lyon reads Fred Hinz's resignation.

7. Adjournment



MOTION TO ADJOURN

MOTION BY JIM PAGE

SECOND BY FRED HINZ

ALL VOTED – AYE UNANIMOUS

Note: All materials presented at public meetings shall become the property of the City of Lava Hot Springs. Any new materials presented at public meetings that need consideration will have to be posted on the next agenda. No decision on any new materials may be approved at this meeting.