

A regular Meeting of the Planning and Zoning Commission of the City of Lava Hot Springs, Idaho will be held on Monday, November 25th, 2024 at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

In attendance: Mark Lowe, James Page, Jeff Jones, Lisa Guthrie, Diane Beckstead, Amantha Sierra, Mandy Frandsen.

Regular Agenda

Chairman Lowe calls meeting to order, Planning and Zoning Commission, city of Lava Hot Springs. In attendance today are Jimmy Page, here, Diane Beckstead, yeah. Jeff Jones, sir. Lisa Guthrie here, and I'm Mark Lowe I'm here. Ok Rodney Burch you're up, comprehensive plan discussion,

Rodney Burch

Rodney Burch City Planner responds, Monday evening to this group, you guys. 30 minutes. That's our goal. Anybody want to be done out of here? Quick. Yes. Chargers. Fan, I don't know. Oh, dad, who's playing the two hardball brothers? Oh, that's kind of cool. Alright, let's look at comprehensive plan. Anyone have their Yep, yeah, packets there. Let me get caught up to you in the block. Yeah, and don't, let's not get too excited about that. I just highlighted and put that in there as an as an indicator of the state requirements of what our content of the comp plan has to be. So it designates 12 chapters, 10 of them apply to the city of Lava Hot Springs. And the reason that I share that with this group is as we've put some time and effort into reviewing the materials from the 2022 draft update that was being worked on. It contains really good information, but it is not structured anywhere close to what the state requires for the comp plan. And I should say that's not unique. If you go out and look at examples of others, they are not necessarily following those standards, either, but our goal, I believe, should be to make sure that we address those highlighted chapters. And it's fairly easy to do. We just need to shift and get the information into the right categories? There are two chapters that are listed in there that I didn't highlight, that don't apply to us. They're down and they're on page. The second page, there's a P, if we look at subcategory P the national interest, electrical transmission corridors and the public airport facilities. I don't think we'll have either of those chapters, those others.

Chairman Lowe responds, so what does Blue Cross Idaho grant do?

Rodney Burch City Planner responds, we've applied for tonight, but its \$20,000 focused on updating the company. That's what it provides. Um,

Chairman Lowe responds, so what would be the plan for the \$20,000? We would hire somebody to do that,

Rodney Burch City Planner responds, probably contract with SICOG to help facilitate the comp plan. And

Diane Beckstead responds, so what's that is that the insurance for the people that work at the city is that what that is?

Rodney Burch City Planner responds, no, sorry, it's, it's just blue. Blue Cross of Idaho has a foundation that promotes healthy cities and as part of their giving, they give grant monies to cities to help rewrite their comp plans and with the intention that we include some language about creating a healthy city, what are we going to do to make sure our residents, oh, not recorded. So, yeah, we're, we're applying for that grant. We believe we'll be successful. It's, its step three in a series of about five grants that Blue Cross gives. We're going through the process. We're in our junior year. How's that Blue Cross?

Diane Beckstead responds, and then what will we do with this 20,000.

Rodney Burch City Planner responds, the current plan would be to contract with Southeast Idaho Council of Governments to help write that plan.

James Page responds, would that 20,000 cover it?

Rodney Burch City Planner responds, yes, don't have their numbers back, but they have indicated that should be okay, yeah,

Diane Beckstead responds, that doesn't seem like very much this day and age.

Rodney Burch City Planner responds, it depends on how much we have to redo. These fine young ladies are looking for as much information as they can.

Amantha Sierra City Clerk responds, I actually have counsel looking too.

Rodney Burch City Planner responds, we have a bunch of bits and pieces from that 2022 draft. But the piece we're missing is the public input, all of the surveys, and that's really what should drive the comp plan.

Amantha Sierra City Clerk responds, and I'm not sure they got to that point.

Rodney Burch City Planner responds, and we can't yet put our hands on so some of that may be a redo. Who, who was here when they on the land use when they were from the 2022, plan, I think I saw you two listed on the information was all so it'll be beneficial to bring some of those items back before this group anyway, remember yesterday, we're hoping that you can remember the public input.

Chairman Lowe responds, we had those meetings. Yeah, but with your predecessor.

Rodney Burch City Planner responds, Bruce Parker, yeah, oh yeah, it really looks like there's a lot of the plan been done. It's just not concluded. And SICOG is really worried that to do the plan right, we will. We've got to at least have the public input portion of it, we have to understand that. We have to know what that data is. So it's not a start over, but it's a reorganization of the work that's been done.

Lisa Guthrie responds, but I remember meeting with Bruce Parker and council.

Rodney Burch City Planner responds, and their narrative, their narratives in the plan indicate it refers often to the public input and the residents. The plan,

James Page responds, we need to mail out survey to residents?

Rodney Burch City Planner responds, probably both. Okay, so one of this, we haven't finalized this yet, but part of the discussion that I believe and that SICOG has agreed is that we certainly have to get our

residents input, but somehow we have to pay attention to what are the 10,000 visitors a weekend also saying about our community. Now there may be weighted response in our reaction to them, but I don't think we can turn our heads blindly to the things that they see in our community. So we're trying to determine what the best way to do that.

Chairman Lowe responds, they keep coming back so then we're seeing positive. So that's their input. They voted.

Rodney Burch City Planner responds, they voted with their pocket. Yeah, but as we, as we potentially look at what entities or upgrades is our community need, their voice may also indicate, you know, the parking is a priority that we always know about. We wish we had some recognition on the west end of town. Whatever it may be, we think there's some value in those tourists' voices.

Jeff Jones responds, I would just assume they keep everything on that end.

Rodney Burch City Planner responds, so any questions about that?

Jeff Jones responds, Well, I remember they come up with these questions. And I got online, and I know I answered a lot of stuff.

(Inaudible cross talking)

Rodney Burch City Planner responds, that's well said, those the students all took topic, if you will, and they and they have all done a good job of academically representing that topic. We're now trying to figure out, I'll mesh that all back into.

Chairman Lowe responds, those were presented and there was feedback. So there's, there is public input out there.

Rodney Burch City Planner responds, yeah, that's what we're trying to put our hands on. Hopefully we don't, all right, I have Mr. Chair with your permission. I want to do a small kindergarten exercise. It's nap time. I've done this a handful of times, if you'll, we were the first class.

Diane Beckstead responds, Okay. Are we going to grade it on this?

Rodney Burch City Planner responds, absolutely, pass, fail. (Inaudible cross talking) I think we got enough. Alright, here's the challenge. Here's the challenge on this list that's in front of you, I have already forgotten, I think it ends with 54 there's number one through 54, you get 90 seconds. And your challenge is to, in order, find the number one and circle it, find the number two and circle it, find the number three and circle it. And what? 90 seconds I'm behind. I'm behind. We mark. Are you, the chair has the right to start early. All right. Are we ready? Get that go. Part of the test is, are they all there? I

James Page responds, can we skip them.

Rodney Burch City Planner responds, Oh, no, no, no, follow the kindergarten rules. Kindergarten. They're not trying to notice, how, hey, 10 seconds, 10 seconds is elapsed, no 10 seconds remaining.

Jeff Jones responds, Can't find another.

Rodney Burch City Planner responds, All right. Pencils down, please. Just for sake of scoring, we're going to take these two over here, divide them by 231, so they got 15 over here, four.

Diane Beckstead responds, I got four, okay,

Jeff Jones responds, 10

Lisa Guthrie responds, 19,

Chairman Lowe responds, 14.

Rodney Burch City Planner responds, this is about normal somewhere. We usually get between four and 14ish, as people do that. Okay, all right, that's it. Step two. Step two, oh no, you should take that home and shred it or do whatever you want with it. Take it to kindergarten tomorrow. The new instructions here, okay, we put Tic Tac Toe grid across this with now some instructions that the numbers function in order of that row, one, okay, three, right, and then back up to here. 30 seconds. Okay, they're in those quadrants. The numbers are in order in those quadrants, or the numbers are going to Oh, okay, that's great. Yeah, I only give you learn the amount of time get back up to there is where I Oh, stop, sorry, I got busy with my not looking at my everybody got a little extra time. Everybody got like three or four times more than we did before. I. Was possible in those progress, except for the girls in the back. We've worked all day. All right, what's the point?

James Page responds, little bit of instruction, teamwork?

Rodney Burch City Planner responds, yeah, there's a plan. There's some structure in what we're trying to do, all of those things make our efforts much, much more. I'll send them to you. Actually, I'll send them to you. The results that we've had here are, is what we see in every setting that everybody when we are just throwing a bunch of data and say, solve a problem, but if we put in some guidelines, some boundaries, some limitations, some guidance, we can really do much. Okay, we are going to have one more assignment at the end of today, but it's not nearly as kindergarten as this?

Jeff Jones responds, No, I thought that was fun. This is my level.

Rodney Burch City Planner responds, you and I both. Mister Chair, we okay to go to number two, land use ordinance, um group. This is, this is really just a quick discussion, but what I wanted to share with this group, and it says so in the memo we have, we're going through an effort right now that takes about from 1980 I think the oldest ordinance is 1982 through I think the newest one was a 2022, 2023 in there somewhere. I going in the wrong order? I got your packet in the wrong, don't I?

Jeff Jones responds, that's okay.

Rodney Burch City Planner responds, yeah, it's my mistake. So if you look at the summary chart there, which is, yes, you're in the right spot. Yeah, eight land use, slash development related ordinances that have been passed in ordinance form but were never moved forward to city code. Um, have been they're adopted. We've been using them. We're trying to get them into a structure. That's title, 16, 17, 18, right now, if you go to our city code, which on the website, takes us to American legal.

Amantha Sierra City Clerk responds, American legal codified them.

Rodney Burch City Planner responds, 11 is like there is no land use code in that system. So step one of this, and as we're representing in our table here, we're trying to take those eight sections of ordinance and move them into a format that is city that reflects city code. And not just unique to Lava Hot Springs,

every community sees those same type of structures. So we've committed when I say title, that's I'm going to leave it at title. You guys all look at the city code. Am I talking to foreign language when I say title? It's like the main heading, no title for us. Title 16 is going to be about subdivisions. Title 17 is going to be about our PDS and processes going to be special items. Title 18 is going to be all of our zoning occupancy related functions. Okay, very common. Every community follows some type of structure like that. What are the same? So I went to title 18 Pocatello city code. It was very close. We are trying to mirror right now. We're only through title 12, I think, and 11 has been reserved for zoning related but I'm proposing that we put them in that 16, 17, 18, category, so that we reflect we've looked at McCammon, Downey, Inkom, and they all basically follow that 16, 17, 18 because they're not all identical ordinances, right? Some might have accessory dwelling units in 17, and some might have it in 18. But the goal is to try and adhere to what our neighbors are doing as much as possible. So the tasks that we've had to do there, we've converted all of those old ordinances into editable documents. Since we determined what section format, title system is going to be, we've converted them to the new structure. We list what the new structure is there in those titles, 16, 17, 18, and we're in the middle of doing our QA, QC check. And the last step will occur over time, but we anticipate every one of those ordinances needing some changes or updates to them. But the piece we're doing now is taking the language of the ordinance as is and going through the process to put it in those titles. So we're not changing the ordinance. Now, let me be clear, it's not our goal in this step. We're trying to just make them adhere to the title structure, be available in city code in the exact form that they're in now, so that's the Q, a Q, Q, a Q, C process is that we don't want to pass something into changes the language from what's historically been an ordinance. Does that make sense? So we're just trying to marry those, but in different systems.

Chairman Lowe responds, what's going to be requested or needed out of this group?

Rodney Burch City Planner responds, we will have public hearings to do so, I consider this to be a change in our land use code, and

Chairman Lowe responds, so we'll hold public hearings, public hearings and the city council.

Rodney Burch City Planner responds, yeah, we'll go through the complete process to adopt.

Chairman Lowe responds, we're not going to be changing the ordinance.

Rodney Burch City Planner responds, changing content, just changing structure.

Chairman Lowe responds, so just looking forward, what's going to happen during the public hearings will be more content changed, knowledge we're changing.

Rodney Burch City Planner responds, we're take their input, and three months, we'll assemble all of those lists and try and deal with it. Yeah, I anticipate every one of those sections needing change. We've already talked with this group two or three months ago about the flow of that takes 180 days to get something through versus 90 days. I mean, there's just, there's a lot of, well, I would characterize it as this, and if that ordinance was passed in 1982 it's probably time for us to revisit some of the content. So,

Diane Beckstead responds, that's quite a while.

Rodney Burch City Planner responds, yeah, okay, that's what I have, that no decisions needed. From there any questions about the process. I guess I want to make sure this group's on board and comfortable with where we're going. Okay, back up to the annexation policy. So we put this on, I put this on your agenda, because I, I felt it important for this body to know some of the decisions that council is making relative to land use, development, annexation, and this was on council meeting in where are we? We're not in December yet, council meeting in October, and they acted to pursue annexations, and we need to make sure that our utility infrastructure has the ability to reach out to them. So that's been the direction that we've received from Council. I wanted to share with this group, I think some of the details are important for us to understand, as we may visit with some in the community. It originated from the city being approached by a development team that is interested in annexing, seeking extension of water sewer onto the Karen and Walter Holladay property. Okay, yeah, and then it extends back almost up to the corner. It goes east to the canal. That's how I would describe that.

James Page responds, from trout Haven back this way.

Rodney Burch City Planner responds, yes, right.

Chairman Lowe responds, but on that road goes in front of Earl Place. They're probably go straight up the hill, and that's where they touch the city is up in that corner.

Rodney Burch City Planner responds, yeah, junto's and Goldberg and the Jesse property, so that their request gratefully initiates a conversation with the city of do we have the desire and ability to annex and grow our community. The biggest concern there is water system redundancy. You've probably heard lots of discussion about redundancy in our water system. It's a DEQ Division of Environmental Quality requirement that we have redundant sources. Did I say division, sorry, Department of Environmental Quality. I was just referred to him as DEQ. So we as staff, when I say a staff, everybody involved. Justin, Tony, Bryan is a city engineer. Vicky, Amantha, myself, missing anybody, anybody who had a voice and felt like it may be impacted, we tried to include them in this conversation, relative mostly to water. And so the summary of that water is what's listed in your in your packet tonight, and I do want to spend a little bit of time now with you, you know that these things can become technical, but we're really trying to clarify, and our goal is to clarify for council, the difference between redundancy and capacity. Redundancy is where we are currently deficient, and I would characterize that it's not unique to Lava Hot Springs. Many at most have probably been deficient at some time, and many still remain deficient in redundancy. And so although it's a red flag, it's not the sky is falling concerned that it can be perceived to be intimidating when the pipe breaks an issue, right? So, so what redundancy is, is it indicates that we, we need to be able to still supply the city with water if our prime if our largest source fails. For some reason in most communities, I'll speak to Chubbuck as an example, we had six wells, but one of our wells produced half of our water. So for us to meet redundancy, and we were deficient for two decades, but for us to meet redundancy, we had to create a mechanism that if our well number five went down, we still had the ability to supply water. So that was a combination of new wells additional storage. We changed our rate structure a little bit to try and mitigate people's demand, because the redundancy and I represent here is based on the maximum max day demand, which means the one day year that you use the most water. That's the criteria that you have to meet, not the average day, but the maximum day. Well, for us, that's in the middle of summer, when everybody's irrigating. So we can change, if we can

change behaviors, even relative to irrigation, we can mitigate and bring down that max day demand number.

Diane Beckstead responds, Okay, so when you say irrigation, now water your lawn, that's what they mean by irrigation? Yes, not city water,

Rodney Burch City Planner responds, but great point use of the city culinary system for outside irrigation.

Diane Beckstead responds, is that being done in Lava?

Rodney Burch City Planner responds, Oh, yeah, yes, very much. So the numbers I it's about a seven to one ratio, meaning, in the winter, we if we used a million gallons, I'm not going to say a million, if we used 100,000 gallons a day in the winter, that's all water that's inside of our house, out of the faucet, down the drain. In the summer, that's probably more like 600,000 gallons a day, and that extra 500,000 gallons is being distributed out onto our landscaping. So that's why the max day demand always occurs middle of summer. That irrigation demand is in play, and it's. So we mitigate that by requiring secondary irrigation, which we plan to do with the Holladay property. They'll use their water rights, do they? Yeah, so their demand on the system is much less than what our current splash homes are. We sometimes

James Page responds, would you say they're all in the water rights?

Chairman Lowe responds, they've got pictures, they've got shares in the irrigation company.

Rodney Burch City Planner responds, not culinary rights, not subsurface rights, but whatever irrigation rights they have, they were to use them, that's the biggest mitigation is, we take care of that multiplier of five times if we can secondary irrigation. Some of the other things that come into play are tiered utility rates. Not everybody likes that, but what it does is the person that turns on their sprinkler system and lets it run for 12 hours a day, five days a week, and uses exponentially more water than their neighbor should pay a higher one higher bill. So you put in a tiered system based on usage they pay a higher rate, yeah, you put a threshold right? Zero to 10,000 gallons is x, yeah, 10 to 20 is X times two, yeah.

Diane Beckstead responds, is that the way it's set up now?

Rodney Burch City Planner responds, it's not no.

Diane Beckstead responds, so they just pay like what a resident would pay?

Rodney Burch City Planner responds, well, their bill would be higher, their bill would be higher, but they paid the same rate per gallon, per 1000 gallons.

Diane Beckstead responds, Okay, it is, I see what you're saying. Okay,

Rodney Burch City Planner responds, so that's what the redundancy piece and the max day demand capacity is different in that DEQ isn't monitoring, or they don't have any requiring capacities. Capacity is really our ability to deliver 385 gallons a minute. That's what our current demand is. 385 gallons per minute, plus the storage that we have 860,000 gallons in storage.

Chairman Lowe responds, what do the fish creek springs produce?

Rodney Burch City Planner responds, it's like, don't quote me on this. I'm doing that a memory of the 385 it's like 320 which is really hard for us to meet the redundancy piece, right? Lava is unique that our when they talk about our largest source going offline. Our largest source is 90% of our water. So when we talk about capacity, it's our ability to just deliver the water that's there. New wells increased capacity. They help meet redundancy, but they increase capacity. Additional storage can help with capacity, because we may draw the reservoirs down during irrigation time, and we refill them at night and draw them down during irrigation so more storage helps mitigate some of the capacity issues. Ultimately, where we ended up is the council said, let's move forward with working with that group for annexation, making sure we get development agreements in place, making sure that they have secondary irrigation and so if the group decides to move forward, and that's not a guarantee, they were just here asking questions, we do have some framework guidance from the Council of how to approach.

Chairman Lowe responds, since its public record, what is the well agreement with the city and the Holladay's entail they have any stipulations on, do they get the water connections? You know, priorities,

Rodney Burch City Planner responds, the well agreement, and I'm paraphrasing this indicates that we don't know what the capacity of the well is if it's going to produce 50 gallons a minute or 500 gallons a minute, so we can't make the commitment to separate from that agreement, the direction that we received from the council in October, and somewhat of our input to them, is we don't think we should guarantee any developer certain number of connections.

Diane Beckstead responds, Oh, I agree

Rodney Burch City Planner responds, he may. Okay, by agreement with the city, feel like he deserves 50 connections, and that's 50 connections we can't give to somebody else, and so we're leading that mostly on an open market of he who comes first and abides by rules, standards and processes deserves the ability to connect. So we're not excluding anybody, but we're also not including anybody. If I if we promised you 10 connections, developer B is going to come in and say, Alan, the same thing you got, and pretty soon, we have this commitment for all these connections, and nobody's actually using what is a treatable commodity.

Chairman Lowe responds, what do they get in consideration for being able to supply that surface water for irrigation purposes? What kind of consideration did they get in their development?

Rodney Burch City Planner responds, not sure. I keep tracking,

Chairman Lowe responds, the connection at Holladay's if they're supplying irrigation water and separate system, they're still at equal footing with another developer that comes in and they don't have that irrigation.

Rodney Burch City Planner responds, yes, okay, I'm caught up.

Chairman Lowe responds, so what incentive is there for Holladay' to supply that, rather than say, well, sell off.

Rodney Burch City Planner responds, I think the incentive is, as we work through their annexation agreements, we're going to we should put in place secondary irrigation. If you have a water right of any kind, you have to use it, transfer it to the benefit of the water users, the culinary users. It's very common

for us to have that in place. If you have irrigation, right? You use it on your property. Can't sell it. Can't move it to some other piece of property. We can't let it go into default, right if we want it to remain on the property. So I think that's part will become part of our annexation agreement negotiations, and they're on board, but Holladay and their group, they understand that.

James Page responds, so will the city actually let them have a secondary irrigation on the property?

Rodney Burch City Planner responds, we would like them to.

Jeff Jones responds, that had helped the city out?

James Page responds, well, yeah, it would help. But where I used to live, when they put in a subdivision, they made them or were they annexed into the city and hooked into the city water, you had to prove your well was abandoned, and you had to fill in your sources,

Chairman Lowe responds, yeah, but that's well. These are like out. It's at splash hollow/ Lava Lowe. There's a separate irrigation tap on each lot. It comes off the ditch.

Jeff Jones responds, you know, we used to have one at the house right in the corner and but they, they took the faucet out at the corner by me and Kenny. We used to use it a lot.

James Page responds, before my neighbor died Jeremiah's dad, he said he had one on his property at one time,

Chairman Lowe responds, but it ran right down past where Phil Beeson's at they ran through there and crossed,

James Page responds, he said the city came and shut it off so you could use it anymore and he was pissed.

Rodney Burch City Planner responds, Anyway, I would say, for the last three or four decades, no one considered the impact to coronary or city systems to ignore the irrigation rights, partially because of revenue right, the more water we can sell more revenue to the city that helps us operate water has become a big enough scarcity that now we're reversing that have been for the last 10 or 15 years that that we want to go back to using that quality groundwater in our drinking water system, not in our irrigation system.

James Page responds, so you're a separate irrigation source, and much less seed can be groundwater.

Rodney Burch City Planner responds, the hiccup that comes into play in most communities is that your surface water, or your irrigation right, probably has like a May one to October one time frame, and you're probably out of water here earlier. So your homeowners still want to go out and be able to water their yards in September. You. So we're going to have to determine, as a city, what is our approach and policy to that we allow that in charge of a premium. We're just going to say winter standard.

Jeff Jones responds, we don't want to do that.

Chairman Lowe responds, no, because you'd still be able to use your culinary water system to irrigate when you run at it, that it'd be cheaper to be huge your ditch waters per share, \$20.02.

Rodney Burch City Planner responds, things come into play. Then do we then consider that tiered system. But we also have a very cautious about cross connection, that we don't mix culinary water with irrigation water, especially in a system where they're both pressurized, potentially pressurized, so it becomes a water quality, and we do it, but it takes some effort to police that I can tell you from experience that we we'd go turn off our secondary irrigation system, which are pressurized in the city of Chubbuck. Can they never turned off? Right? The pumps no water in the canals. The pumps that are pressurizing them are gone, and our irrigation lines are still full of water, pressurized water, and we have to go find which three guys tore out their backflow preventer and their culinary system is actually pressurizing the irrigation system.

Jeff Jones responds, you know, in the 50s and 60s, we always had problems with water, not having enough water in town, because we drained the pools every other night, and we had three pools, and that takes a lot of water. (Inaudible cross talking)

James Page responds, how much water storage does Lava have besides that, one thing you can see up here,

Rodney Burch City Planner responds, 860 there's two up there, I think 160 1000 gallons,

Diane Beckstead responds, does that come from Fish Creek?

Rodney Burch City Planner responds, the majority the wells push to that too. But yeah, the big transmission line project five years ago, whenever it was a new line from Fish Creek spring to the tanks.

Jeff Jones responds, so that's just a spring up there. No kidding, I remember having to go up there and write down how much water we use for each month during the summer.

Amantha Sierra City Clerk responds, you can see that in your water bill,

Jeff Jones responds, on our water bill was \$2.70 a month, and that included garbage

Rodney Burch City Planner responds, back in the day,

Diane Beckstead responds, the olden days, yeah,

Jeff Jones responds, and we only had two meters in town. Uh, missus Iger had one,

Chairman Lowe responds, there was one in cabin next to Alvin and Lisa. Nobody ever read it. But those buildings are we never, usually everybody,

Amantha Sierra City Clerk responds, and we're going to be on auto read, which auto reads going to grab so you can see where the most usages, you'll be able to see, what do you use the most

Jeff Jones responds, now, will they just drive through town and

Amantha Sierra City Clerk responds, they do right from here, and then the ones on the outskirts will walk somewhere.

James Page responds, over where I work. There's not one water meter in the whole town.

Amantha Sierra City Clerk responds, everybody's on meter.

Chairman Lowe responds, it's coming, yeah,

James Page responds, over there,

Chairman Lowe responds, yeah.

James Page responds, there's not a water meter in town, yeah? You just flat rate use whatever you want.

Rodney Burch City Planner responds, let me try and paint the picture of water consumption. I think it's true in every community. I'll use the Chubbuck example I came from, we produced a million gallons a day in the winter, and we produced 8 million gallons a day in the summer. So 7 million gallons. So if you graph that over a year, right? It's January, February, March, February, June, July, August, September, October, November, and December. Great, big bell. Yeah, you take one of those months and you break into a graph, and everybody waters on Monday, Wednesday, and Friday. It's like the sprinkler guys program everything to be so you see these peaks. Tuesday,

Jeff Jones responds, that's what I've got. Thursday, okay, Monday, Wednesday and Friday, 15 minutes. And, you know it works.

Rodney Burch City Planner responds, it works. What time of day,

Jeff Jones responds, midnight,

Rodney Burch City Planner responds, exactly. So we take those Mondays and we break them down, and it all happens from midnight to about 4am yeah. I. Of them, and unique to us, we were deficient in redundancy. So in those periods of time, we had every well running, and the tanks were draining, and gratefully, the sun came up and the sprinklers turned off, and it took 19 hours to refill the tank and our operators were stressed out if we lost one. Well, not even our big one for redundancy. We immediately are in water emergencies. But I share that with you. That's how it happens. It's very easy to see what the data looks like, and that's what we're going to be able to do now. And so some of it is we were just encouraging on encouraging yeah, odd numbers on your street. Do? Please do Tuesday, Thursday, and Saturday. No one wants to do Saturday because I've got to get up and mow, but its behavior. Okay, any questions or concerns about that we, I think, in our discussion, we covered our recommendations, which were the last piece of that that that indicates what some of the options are to mitigate the concerns, and the fact that we're not going to commit specific connection to any one developer. Okay, I do have so on the agenda, but you're not going to act on it tonight. Go ahead.

Chairman Lowe responds, Question on Kofeod well, did they ever rebuild that well?

Rodney Burch City Planner responds, they are still it's not that they intend to still (cross talking and not sure what was said or by who)

Amantha Sierra City Clerk responds, before you stop, Mandy and I have been working on lots of minutes give you guys pamphlets so that you guys can look over it and see if we need to make any changes. We're not sure for the year. The have you guys get back to us, we can make any adjustments and then put it on the agenda, not you.

Jeff Jones responds, No, that was Mark.

Amantha Sierra City Clerk responds, yep, there's you, and then we'll get them corrected and have them on agenda to be approved.

Announce Next Meeting

Chairman Lowe responds, Next meeting, December 16, 6pm right here.

Announce Meeting Deadline

Chairman Lowe responds, everything's got to be in to Amantha and Mandy by December, 9, close business.

Adjourn Regular Meeting

Chairman Lowe responds, I'll entertain a motion to adjourn.

Jeff Jones responds, I make a motion to adjourn.

Diane Beckstead responds, I second, All Aye.


Mandy Frandsen, Transcriber


Mark Lowe, P&Z Chairman


Amantha Sierra, City Clerk