

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD AUGUST 13, 2019.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Charles Fryar–Chairman
Rod Worthington-Vice Chairman
Lori Ann Lau
Drew Erickson

EXCUSED: Veda Mascarenas, Demian Guthmiller, Tysen Hopkins

ALSO PRESENT:

Alan Skinner, City Director	Jason Maughan
Jon Goode, Councilmember	Andrea Haderlie, Secretary
Tausha Vorwaller, City Clerk	
Greg Haney, City Attorney	

6:00 PM Chairman Fryar called the meeting to order. Chairman Fryar welcomed new Commissioner Drew Erickson. Vice Chairman Worthington moved to dispense with the reading and approve the July 9, 2019 minutes as written. Commissioner Lau seconded the motion. All in favor, motion carried.

6:05 PM Chairman Fryar opened the public hearing for the purpose of considering an amendment to the Zoning Ordinance of the City as contained in Chapter 17, specifically the sign code section 17.63 of the Soda Springs Municipal Code. The proposed amendment will add requirements for the placement of flagpoles, additional requirements for signage and the option of a business complex sign.

No comments from the audience or written comments from the public were received by Secretary Haderlie. Councilman Robert Lau emailed his comments regarding the proposed sign & flagpole amendment to Clerk Vorwaller.

See attached Notice of Public Hearing for more details.

Chairman Fryar closed the Public Hearing at 6:07 PM and opened it up to discussion before the board. The Commission discussed at length the proposed sign & flagpoles amendment and Councilman Robert Lau's comments about content limitations. Commissioner Lori Ann Lau voiced concern about content limitation on where/whose property advertising can be located. She also talked about section C of 17.63.030 having too much limit on size. Vice Chairman Worthington suggested changing the total square feet from 125 to 200 square foot sign area limit. The Commission evaluated if the sign area included both sides of a double sided sign, and in addition section H of 17.63.030 to prohibit signs on vacant lots. Clerk Vorwaller suggested just limiting the size of free standing signs and Director Skinner pointed out the need to allow multiple free standing signs to accommodate a business complex sign.

The Commission concluded to delete 17.63.020 content limitations, rephrasing Section C of 17.63.030, delete Section D of 17.63.030 and rephrasing section H of 17.63.030 signs on vacant lots or non-operating businesses. City Clerk Vorwaller will amend the sign & flagpole code and forward to City Attorney Haney for his recommendation.

Chairman Fryar stated his concerns for making it harder for people to fly flags with the restrictions for flagpoles. Commission member Lori Ann Lau expressed concern about too many restrictions and making a bigger problem if flagpoles were regulated. City Director Skinner commented there was a couple in town that are leaning and in disrepair. He stated there is one in the city right-a-way, and public safety is the number one concern. Director Skinner and Councilman Goode expressed their desire to have some instruction for the City to regulate installed flagpoles.

After much discussion the commission canceled the 2nd public hearing allow further review of the proposed sign & flagpole amendment.

Jason Maughan was present presenting P4 Production L.L.C (a member of the Bayer group companies) for an amendment to the zoning map in the City of Soda Springs Area of Impact the Zone amendment would allow a change from an A-2 Agriculture Zone to an M-1 Light Industrial Zone. Additionally P4 production L.L.C. is requesting a Conditional Use Permit for the same parcel. Contingent to the adoption of the Zone Amendment. The Conditional Use Permit is for a water treatment and discharge facility under the United States Environmental Protection Agency's CERCLA-Superfund and NPDES programs. The property in questions is 66 acres in approximately the northern 1/3 area of the parcel identified in the map, located directly south of Hooper Rd. and West of North 3rd East in Soda Springs, Caribou County, Idaho.

See attached Notice of Public Hearing from Caribou County for more details.

The Commission reviewed and discussed the rezoning and conditional use. Commissioner Lau motioned to suggest to City Council to suggest to the County Commissioners we are in favor of the zoning change and conditional use of the 66 acres of the North end of the parcel and the zoning and use of the land at the Southern half remaining the same. Commissioner Erickson seconded, all in favor motion carried.

Director Skinner- Stated no new business, still construction of the dental office for Soda Smiles and few smaller building projects currently.

8:00 PM Commissioner Lau motioned to adjourn the meeting. Commissioner Erickson seconded. All in favor, motion carried.