

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD JANUARY 14, 2020.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Charles Fryar–Chairman
Rod Worthington-Vice Chairman
Drew Erickson
Lori Ann Lau
Tysen Hopkins
Demian Guthmiller

EXCUSED:

ALSO PRESENT:

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

6:05PM Chairman Fryar called the meeting to order. Chairman Fryar moved to dispense with the reading of the December 10, 2019 minutes. Commissioner Lau moved to approve the minutes as written. Commissioner Erickson seconded the motion. All in favor, motion carried.

The Planning & Zoning proceeded with elections per the bylaws for the first meeting of the year. Commissioner Worthington moved to nominate to reinstate Chairman Fryar as Chairman by acclamation. Commissioner Guthmiller seconded. All in favor, motion carried. Commissioner Guthmiller moved to nominate to reinstate Vice Chairman Worthington by acclamation. Commissioner Hopkins seconded the motion. All in favor, motion carried. Councilmember Goode thanked them for their willingness to serve and their continued service. The City Council will reappoint them for their new term.

Attorney Haney and City Director Skinner presented recommendations to the Commission for Mobile Home Parks. It was found in the records a letter back in 1978; that the City tried to address the number of recreational vehicles (known as RV's), they assigned each park a number of spaces for RV's. Attorney Haney explained that it did not follow our ordinance for Mobile Home Parks and the ordinance was not enforced. He expressed they have been allowed for decades to have RV's in the mobile home parks. He explained that the Mobile Homes are not being built anymore and eventually they will become nonexistent. He questioned should it be addressed for the future of the Mobile Home Parks, the owners may have to change the Mobile Home Parks to a Modular Home Park, where they would have to have a solid foundation for each modular home and they would have to replot the mobile home parks and upgrade the plots or make the Mobile Home Park into a multi-family dwellings such as town houses or apartments. The Commission discussed at length Mobile Home Parks because they are not in compliance with the City's current code. This includes current setbacks and the amount of RV's currently being parked in the mobile home parks. Attorney Haney recommended that we enforce variances for the setbacks with each park. The Commission agreed to enforce what we have but have them

apply for a variance for the code setbacks if necessary. Attorney Haney will look at the current code and will come up with a draft to present to the Commission.

Attorney Haney presented his recommendations to the Commission for secondary home/mother-in-law suites/tiny house. He voiced it would not meet conditional use in an R-1 Zone because they are single family zones. The Commission discussed secondary home/mother-in-law suites/tiny house at length. Commissioner Hopkins expressed his desire to not have to tell citizens no when they inquire to build one of these houses. Commissioner Hopkins moved to allow as a conditional use in R-1 a secondary home/mother-in-law suites/tiny home. Commissioner Lau seconded. All in favor, except Vice Chairman Worthington. Motion passed. Vice Chairman Worthington recommended having Attorney Haney write a draft of the amended code for R-1 to allow a conditional use for secondary home/mother-in-law suites/tiny home. Attorney Haney agreed to make a draft for the Commission to review.

Councilmember Goode informed the Commission of City Council's decision on the Comprehensive Plan (Comp Plan). The City Council agreed it was their responsibility to work with the Comprehensive Plan Advisory Committee (CPAC) to evaluate both plans and decide if the recommendations should be meshed into the Comp Plan or made into a Community Improvement Plan (CIP). The Commission discussed at length. Commissioner Lau expressed concern regarding the Future Land Use Map (FLUM) and the overlays on the draft. She recommended to exclude the overlays on the FLUM draft. Commissioner Lau motioned when the Comp Plan goes forward the discussions and draft overlays are excluded from the FLUM Draft. Commissioner Hopkins seconded. All in favor, motion carried. The Commission discussed at length scheduling the public hearing for the Comp Plan. Commissioner Hopkins motioned to schedule the public hearing for the Comp Plan to move forward. Vice Chairman Worthington seconded. All in favor, motion carried.

8:13 PM Commissioner Lau motioned to adjourn the meeting. Commissioner Hopkins seconded. All in favor, motion carried.