

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD DECEMBER 10, 2019.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

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

EXCUSED: Tysen Hopkins, Demian Guthmiller

ALSO PRESENT:

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

6:05PM Chairman Fryar called the meeting to order. Chairman Fryar moved to dispense with the reading of the November 12, 2019 minutes. Vice Chairman Worthington motioned to approve the minutes as written. Commissioner Erickson seconded the motion. All in favor, motion carried.

Commissioner Lau requested the changes to the Future Land Use Map be emailed to the Commissioners that were absent from the previous meeting. Secretary Haderlie will forward the changes to the absent Commissioners.

Vice Chairman Worthington expressed his opinion on the recommendations received from the Comprehensive Plan Advisory Committee (CPAC) regarding the Comprehensive Plan (also known as the Comp Plan). He expressed it was very nice and well done and suggested as a Commission we need to pay very close attention to the dates of the goals and objectives because he feels the CPAC has written what is called the Community Improvement Plan or the CIP. The CPAC has expanded on the goals and objectives that are included at the front of the previous Comp Plan proposal. In the P & Z's proposal they were generalized at 3500 foot level, as an umbrella, which as a Commission is what we thought was the best route to take and would allow our City Council to move forward. Now we have a well-intended group suggesting changes. He expressed his frustration that no one from the CPAC group, except Commissioner Lau, attended Planning & Zoning meetings when the Comp Plan was being discussed. He also stated for the record, he would like it noted as insulting and lacking professionalism and wished it would have been handled better. He recommended moving the whole thing, the Comprehensive Plan, to the City Council and let them deal with it, but as a Planning and Zoning Commission it is part of our responsibility, but now we have layered another group in here, with the best intentions, which has murkyed up the process and wasted precious time spent. He also noted the survey done on the 4th of July for the CPAC group netted 300 surveys, similar to the Bengal Solutions survey done for the P & Z Commission that netted 400 surveys. The interesting note on the survey is he feels it resulted in the same answers. He reiterated his opinion that the original proposal pared with a CIP would have been workable for the City Council.

He also would hope the City Council would use wisdom in using our tax dollars for the additional position recommended by the CPAC.

Chairman Fryar questioned if the City Council had discussed the CPAC recommendations. Councilmember Goode stated they have not been discussed in the Council setting. Chairman Fryar would like the City Council to go over the CPAC recommendation and then give some direction to Planning and Zoning on the next steps. Councilmember Goode stated that there a couple of things in the revenue aspect that City Council will need to look into to make a decision, and look into funding for studies or grants for the CPAC's goals.

JoAnna Ashley questioned the goals; she has read both the Comp Plan and the CPAC recommendation. She understands the City Council will need to look at the cost of the goals in that scope, where the CPAC goals are short term, they would fall under the scope of the Community Improvement Plan, because the Comp Plan is a ten year document. It would help move forward with the Comp Plan and having the goals from the CPAC group in the Community Improvement Plan. The City would be able to incorporate those items into the next couple fiscal years if implemented into the Community Improvement Plan.

Commissioner Lau expressed her opinion that the Planning and Zoning needed a definitive answer from the City Council on whether they would like two plans or do they want one. She also mentioned that many communities use one document that incorporates both, short term and long term goals, called a Comprehensive Plan, which has five year goals and ten year goals. We can be different if we choose to, as long as we do it and look at both regularly. Commissioner Lau expressed concern about keeping two different documents updated and keeping the public informed and involved. She also pointed out that one is legally binding the other is not. She believes we would be better off with one document with short term and long term goals. She feels this issue needs to be resolved by the City Council on which one they would prefer.

Vice Chairman Worthington would like the Mayor and City Council to follow protocol and procedures we have previously. Councilmember Goode voiced it is good to have both sides and come to a resolution for both sides at the next City Council Meeting for December 18, 2019 during citizen input. We can reach a compromise for both sides.

JoAnna Ashley added that by state statute the Comp Plan must be referenced and used by the Planning and Zoning when considering all zoning applications. Planning and Zoning recommendations to the Council to approve or deny an application should include a reference to the Comp Plan and City Code that supports the recommendation.

Chairman Fryar inquired if there have been any recommendations on any new Planning and Zoning members from the Mayor. Director Skinner mentioned there is not at the moment.

The Commission briefly reviewed and discussed other items. The Clerk and Secretary informed the Commission of inquiries about building multiple residences on one lot as a mother-in-law suite or guest home. The Commission should consider whether this is currently allowable or if they want to amend the code to allow it in order to address future inquiries from citizens. Clerk Vorwaller also pointed out issues with the set-back requirements within mobile home parks and the newer mobile homes being unable to meet the requirements within the established mobile

home parks. She also noted that mobile home park requirements are spelled out in chapter 14 and not actually part of the zoning code. The Clerk suggested having Attorney Haney look into both issues and provide a recommendation on how to address and the Commission agreed. Attorney Haney suggested the current mobile home parks are grandfathered and probably nothing can be done and it may be more useful for the Commission to review and make suggested changes to the mobile home code for future new parks. Commissioner Lau recommended having informal meetings for the citizens input on all code revisions and additions of new codes.

7:20 PM Vice Chairman Worthington motioned to adjourn the meeting. Commissioner Lau seconded. All in favor, motion carried.