

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD FEBRUARY 11, 2020.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Charles Fryar–Chairman
Rod Worthington-Vice Chairman
Drew Erickson
Tysen Hopkins

EXCUSED: Lori Anne Lau & Demian Guthmiller

ALSO PRESENT:

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

6:05 PM Chairman Fryar called the meeting to order. Commissioner Hopkins moved to dispense with the reading of the January 14, 2020 minutes and to approve the minutes as written. Commissioner Erickson seconded the motion. All in favor, motion carried.

6:07 PM Chairman Fryar opened the public hearing for the Comprehensive Plan including a Future Land Use Map. The proposed Comprehensive Plan is a guide used when making decisions regarding land use, planning and zoning, and the future development of the community through the implementation of objectives and the creation of policies. It is a set of guidelines which may be used to address present and future needs of the community. The primary objectives included in the proposed plan are intended to promote a positive lifestyle for residents of the community and business owners. The objectives included in the proposed plan are; Community Character, Strategic Growth, Economic Development, Stewardship, & Public Services. The proposed comprehensive plan includes a bi-annual review by the Mayor and City Council which may be held in conjunction with the budgeting process. Chairman Fryar asked if any written or oral comments were received. Secretary Haderlie stated that none were received. Chairman Fryar opened the Public Hearing to the audience. There were no comments from the audience.

(See attached copy of Public Notice)

Chairman Fryer closed the Public Hearing at 6:10 PM and opened it up to discussion before the Commission. Vice Chairman Worthington stated with accolade for the past Planning & Zoning Commission member's we could not have done the Comprehensive Plan without their contributions, plus JoAnna Ashley was a huge contributor in helping through this process. The Comp Plan was a labor of love; involving all parties that love and want what is best for our community, we came together with a good plan that was evergreen and it can be changed in the future. Chairman Fryar questioned if there were any thoughts or changes from the Commission.

There were no comments. Chairman Fryar questioned if there were any thoughts or changes on the FLUM from the Commission. There were no comments. Vice Chairman Worthington moved to recommend approval of the Comprehensive Plan including the Future Land Use Map to the City Council with the recommendation with this Comprehensive Plan, to attach as our earlier vision a Community Improvement Plan; also noting attaching the Future Land Use Map as shared with us to this Comprehensive Plan. Commissioner Hopkins seconded the motion. All in favor, motion carried.

The Commission received a letter from Southeast Idaho Council of Governments, Inc. (SICOG) regarding the Grant the County has applied for an Idaho Community Development Block Grant for the Caribou County Senior Center to update and remodel their commercial kitchen. Chairman Fryar recused himself from participating in any discussion of the matter and from voting on that matter due to being the Chairman of the Senior Center Board. The Commission discussed at length. A draft letter was reviewed, Councilmember Goode recommended both Mayor Robinson and Vice Chairman Worthington will sign the response letter to SICOG. Commissioner Hopkins motioned to approve the response letter to SICOG. Commissioner Erickson seconded. All in Favor, motion carried.

City Director Skinner presented to the Commission pictures of Solar Panels that are west of town that are mounted pole style in a field. City Director Skinner expressed he would like the Commission to consider Solar Panel Systems roof mounted and pole style be added to the City code. He would like the Commission to consider City code 17.63 and what zones to allow the Solar Panel Systems. The Commission discussed at length and they will go over in depth with the upcoming meetings.

The Commission discussed dinner for the March meeting, it was agreed Porter's Pub and Secretary Haderlie will email the Commission for their orders before the meeting.

The secondary home discussion was revisited. Vice Chairman Worthington expressed concern with allowing a conditional use in R-1 for a secondary home/mother-in-law suite/tiny home; he would encourage the Commission to look closely before amending R-1 and a conditional use. Attorney Haney voiced that it could get messy if allowed and overcrowded. Commissioner Lau emailed City Director Skinner her comments on allowing a conditional use in R-1 for a secondary home/mother-in-law suite/tiny home and provided the Commission copies. Commissioner Lau expressed she previously supported the idea of having two homes on a lot in an R-1 but she is currently leaning against it. Commissioner Erickson also expressed at first he was for the conditional use but after thinking about it and the infrastructure of the community, he is now against it. The Commission agreed to have further discussion on secondary home/mother-in-law suite/tiny home as unfinished business.

The Commission discussed mobile home parks. Commissioner Hopkins asked why would we have say at what the owners are going to do with their property when mobile homes disappear in

the future, the City does not own the property, and the owner would have to decide what to do with their property for the future and any change to the property they would still have to take the proper channels for building permits, conditional uses and variances. Vice Chairman Worthington voiced he is not willing to move further with mobile home parks as unfinished business. The Commission agreed.

7:16 PM Vice Chairman Worthington motioned to adjourn the meeting. Commissioner Hopkins seconded. All in favor, motion carried.