

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD MARCH 10, 2020.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Rod Worthington-Vice Chairman
Drew Erickson
Tysen Hopkins
Lori Anne Lau
Demian Guthmiller

EXCUSED: Charles Fryar-Chairman

ALSO PRESENT:

Alan Skinner, City Director
Jon Goode, Councilmember
Gregg Haney, City Attorney

Andrea Haderlie, Secretary

6:00 PM-6:40 PM Dinner was provided for the Commission.

6:40 PM Vice Chairman Worthington called the meeting to order. Commissioner Lau mentioned she would like clarification on the minutes regarding mobile home parks. Vice Chairman Worthington clarified it is the owners property choice and they will have to come to the city for future changes and it is up to the property owners to clean them up, he was not willing to move forward with the topic of mobile home parks and suggested tabling the topic all together and the Commission agreed. Commissioner Hopkins moved to dispense with the reading of the February 11, 2020 minutes and to approve the minutes as written. Commissioner Lau seconded the motion. All in favor, motion carried.

City Director Skinner mentioned to the Commission that there will also be a Zoning Change and Conditional use request from Todd Hunzeker in the future for an RV Park.

Vice Chairman Worthington opened the discussion regarding secondary homes/mother-in-law suite/tiny house. Commissioner Lau voiced her thoughts on secondary homes because she was absent the previous meeting. Commissioner Lau mentioned studying the code and information more, there are many R-1 lots that are not big enough for secondary homes, and there are a handful of lots that are big enough to have a secondary home on the plot. Commissioner Lau questioned if there was a legal way to divide into two properties? City Director Skinner mentioned they would have a process to follow to subdivide or replat the land or subdivision. Commissioner Lau questioned how big of an issue would it be for the property owners. Councilmember Goode and City Director Skinner voiced there would be notices sent to neighbors, and then brought to Planning and Zoning for the Public Hearing and citizen input and sent to City Council. City Attorney Haney mentioned they would need a survey on the lot also. Commissioner Lau voiced that with the cost and the process it may not be worth it for the property owner to move forward. Vice Chairman Worthington voiced that we should follow a

consistent pattern with everything that we do as a Commission. Commissioner Lau mentioned she agreed with the other commission members. Commissioner Guthmiller voiced that he is also opposed. Commissioner Hopkins voiced his feeling that it is a case by case basis and to follow what we already have in place. Commissioner Guthmiller motioned no further action on secondary homes/mother-in-law suite/tiny homes. Commissioner Erickson seconded the motion. All in favor, motion carried.

City Director Skinner presented the Commission with a copy of the current ordinance for Wind Turbines as an example for the Commission that they could use for the Solar Panel ordinance. He would like the Commission to read through and plan to discuss at the next meeting of where to allow and mounting style for installation for property owners. Solar Panels would have to be mounted to the South for adequate sun. Commissioner Guthmiller supported allowing a conditional use for Solar Panels. Commissioner Erickson mentioned that in Pocatello his clients have Solar Panels and they look nice, they are not reflective and they are mounted in a nice manner to the houses. Commissioner Lau questioned if they are all non-reflective. The Commission discussed at length. Vice Chairman Worthington and City Director Skinner would like the Commission to do their homework and see what they can come up with and asked Secretary Haderlie to send a copy to Chairman Fryar because he was absent. City Director Skinner and City Attorney Haney will find a similar code from surrounding area to present to the Commission for the next meeting.

Secretary Haderlie mentioned to the Commission there will be a Public Hearing at the next meeting for a Conditional Use pertaining to an in-home daycare of 12 or less children. Vice Chairman Worthington requested that Secretary Haderlie forward previous Learning Tree Rezoning and Conditional Use Application and Public Hearing minutes to the Commission from the previous daycare Public Hearing.

Councilmember Goode mentioned to the Commission that Caribou County is working on the Area of Impact and would like to renegotiate the agreement. It will be presented to Planning and Zoning in the future.

7:40 PM Commissioner Hopkins motioned to adjourn the meeting. Commissioner Erickson seconded. All in favor, motion carried.