

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD MAY 19, 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	Robert Johnson
Gregg Haney, City Attorney	Tausha Vorwaller, Clerk
Jori Johnson	

Due to the threat of COVID-19 and physical distancing, limiting the number of people (9 or less) for public gatherings, the Planning and Zoning Meeting and Public Hearing were held by conference call.

6:00 PM Chairman Fryar called the meeting to order. Vice Chairman Worthington moved to dispense with the reading of the April 14, 2020 minutes and to approve the minutes as written. Commissioner Erickson seconded the motion. All in favor, motion carried. Chairman Fryar welcomed Robert Johnson who listened in as a prospective new member.

6:05 PM Chairman Fryar opened the public hearing for the purpose of giving consideration to the application of Jori Johnson is requesting approval of a variance to the twenty five foot (25') front yard, setback requirement. The home and front step currently encroaches sixteen feet (16') into the twenty five foot (25') front setback requirement. The variance would allow a covered porch to be constructed replacing the deteriorated step and encroaching one additional foot (seventeen feet (17')) into the front setback at 251 South 3rd East, Soda Springs, Caribou County, Idaho. Chairman Fryar asked if any written or oral comments were received. Secretary Haderlie stated that none were received. Chairman Fryar encouraged Jori Johnson to explain her request for the variance. Mrs. Johnson stated the current cement steps are sinking, getting holes, cracking and breaking off. She would like to take out the current steps and replace the steps with a wood deck and add a covered roof over the wood deck. Vice Chairman Worthington would like to commend Mrs. Johnson for her well made plans and documents that she presented to the Commission for the variance. Councilmember Goode agreed. 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. Chairman Fryer questioned if City Director Skinner had any concerns or comments. City Director Skinner mentioned North and South Streets are 100 feet wide which would be measured from the middle of the road at 50 feet on to property plus an additional 25 foot setback, he mentioned there is a lot a room between the right a way and the curb and it will not impede on any utilities. There were no additional comments from the Commission. Commissioner Erickson moved to recommend approval of the variance to the City Council. Commissioner Hopkins seconded the motion. All in favor, motion carried.

City Director Skinner and Attorney Haney presented to the Commission three sample ordinances for Solar Panels. Director Skinner mentioned that the three examples have several good ideas, and he would like the Commission to do homework and pull the good points out and make recommendations for the City policy. He mentioned they are similar to the City's current Windmill Ordinance. Chairman Fryer questioned if there have been any glaring issues the Commission will need to be mindful of? Director Skinner stated that Pacific Corp. filed a motion to discontinue their program because they felt like the solar producers were not paying their share of the maintenance. City Director Skinner mentioned our current meters should be compatible with adding solar power to homes and is able to give accurate meter readings. City Director Skinner would like the Commission to start with the frame work and then work on the power side of the solar panel ordinance. Chairman Fryer would like to know if surrounding power cities have had any issues with solar panels. City Director Skinner will look into surrounding power cities and how they have been able to supplement it into their systems. The Commission discussed at length placement of solar panels, costs for the consumer, automatic power switches, battery storage, isolating the system, esthetics, easements, size limits, power buy backs and amount of power consumers use. Commissioner Hopkins stated it will be tough to get the ordinance to apply for everyone in our community due to trees and location of each home. Commissioner Erickson suggested person could apply for a variance. Robert Johnson mentioned talking to Charles Titcomb, from Grace, about his solar panels, and the unused power buy back and the amount of power he produces and storage, and also suggested talking to the zoning commission for the City of Grace. Councilmember Goode mentioned the return is far less than total cost of installing solar panels. City Director Skinner recommended the Commission review the three sample documents and at the next meeting discuss any questions and comments.

7:00 PM Vice Chairman Worthington motioned to adjourn the meeting. Commissioner Erickson seconded the motion. All in favor, motion carried.