

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD MARCH 9, 2021.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Charles Fryar–Chairman
Rod Worthington-Vice Chairman
Robert Johnson
Tysen Hopkins
Demian Guthmiller

ALSO PRESENT:

Jon Goode, Councilmember
Alan Skinner, City Planner/Engineer
Andrea Haderlie, Secretary

EXCUSED:

Lori Anne Lau
Drew Erickson
Gregg Haney, City Attorney

Due to the threat of COVID-19, physical distancing requirements, and the limited space in City Hall, the meeting was limited to a maximum of 16 in-person attendance but open to all public by GoTo Meeting and Telephone Conference. As a precaution, due to the threat of COVID-19, we are limiting attendance to public gatherings and access to City Hall.

6:05 PM Chairman Fryar called the meeting to order. Commissioner Johnson moved to dispense with reading the February 9, 2021 minutes and approve the minutes as written. Vice-Chairman Worthington seconded the motion. All in favor, motion carried.

Chairman Fryar opened the discussion on Chapter 17.64-Revised Public Hearing Ordinance and Adoption Procedure. City Planner/Engineer Skinner explained to the Commission the changes that Attorney Haney made to the ordinance. Planning & Zoning will have one or more workshops, and City Council will have one public hearing. Planning & Zoning will have 60 days to make a recommendation to City Council for the amendment. Chairman Fryar questioned the best way to get information out for the public input for the planning & zoning workshop(s)? The Commission discussed at length. An ad in the newspaper suggested using the message board in front of City Hall, written comments or questions, participating by phone or by video conference, or electronic LED reader board. The amendment states at least one or more workshop meetings where interested persons shall have an opportunity to be heard posted within City Hall door and on the City's website at least 15 days before the workshop. The Commission discussed at length participation from the public for the amendments and LED reader board.

Councilmember Goode mentioned 17.64.070 that "a public hearing" needs to be taken out for it to read correctly. Chairman Fryar questioned if there are any advertising requirements, does it have to be published in the legal section for the planning and zoning workshop? Chairman Fryar asked if we would do the same process for variances and conditional use? City Planner/Engineer Skinner will discuss the questions with Attorney Haney. Commissioner Guthmiller motion to accept the changes noted with the "a public hearing" being strike from 17.64.070 and recommend this abdication to City Council. Vice-Chairman Worthington seconded the motion. All in favor, motion carried.

City Planner/Engineer Skinner updated the Commission of a public hearing for a zoning amendment from R-1 to a C-1, and then the owner will apply for a conditional use later. He also mentioned a developer is building townhouses in the Finlayson Subdivision; they are currently getting the engineering work done.

Vice-Chairman Worthington mentioned a new daycare on Main Street in the old Head Office Building.

6:52 PM Commissioner Hopkins motioned to adjourn the meeting. Vice-Chairman Worthington seconded the motion. All in favor, motion carried.