

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD JANUARY 12, 2021.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Charles Fryar—Chairman
Rod Worthington-Vice Chairman
Robert Johnson
Drew Erickson
Demian Guthmiller

ALSO PRESENT:

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

EXCUSED:

Tysen Hopkins
Lori Anne Lau

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 10 in-person attendance but open to all public by telephone conference. As a precaution, due to the threat of COVID-19, we are limiting public gatherings and access to City Hall.

6:00 PM Chairman Fryar called the meeting to order. Commissioner Erickson moved to dispense with reading the December 8, 2020 minutes and approve the minutes as written. Vice-Chairman Worthington seconded the motion. All in favor, motion carried.

Chairman Fryar opened the discussion for the proposed Ordinance Number 684 Solar Energy Systems. Vice-Chairman Worthington commented on the videos that were emailed to the Commission, and he felt they were helpful and informational for solar panel systems. Chairman Fryar questioned City Planner/Engineer Skinner if he had concerns or if the ordinance covers what the City needed. City Planner/Engineer Skinner replied that it covers the City's concerns regarding installing them, where they are installed, and not interfering with the City utilities. Chairman Fryar asked City Planner/Engineer Skinner in Commissioner Lau's absence if her concern about a detached building, never attached to the grid and single solar light; are not included in the ordinance or have to get a permit? City Planner/Engineer Skinner commented it would be nice to know where they are located; you're not going to stop them from installing it, but it is good to have the inventory. He doesn't know if it would be necessary. He would leave it up to the Planning & Zoning Commission; if they dig up the ground and install a ground mount, the City should know about it, by law, they are to call the dig line and notify them so they can do the locating of gas, phone, fiber, water & sewer lines. In turn, the City is notified by dig line.

Councilmember Goode questioned page 2 of solar energy systems definitions 13.24.020 Qualified Solar Installer. He commented that we need to figure out if the North American Board of Certified Energy Practitioners is a nationally recognized group that would qualify these solar installers? We need to find out if that is correct or if it is someone else in the State of Idaho, as the State Electrical Inspector. City Planner/Engineer Skinner replied that it might be the State Electrical Inspector, and he would use the National Electrical Code (NEC) that he uses for enforcement. Councilmember Goode recommended clarifying who it is in Idaho that would be a Qualified Solar Installer for the definition. Commissioner Guthmiller recommended that the "name of the state" be fixed in the Qualified Solar Installer's paragraph.

Councilmember Goode commented on 13.24.040 Section D, "Building-Integrated Photovoltaic (BIPV) Systems: BIPV systems are permitted outright in all zoning districts." He recommended changing "permitted" to "allowed." He also questioned what we mean by "outright?" City Attorney Haney replied, meaning they would not need to make requests. They are allowed period. Councilmember Goode recommended removing "outright." City Attorney

Haney will amend the proposed ordinance.

Commissioner Johnson questioned whether this answered Commissioner Lau's question if she needed a permit to put a solar panel on her chicken coop? Councilmember Goode commented that he would say no. He questioned if certain amperage was under or less than one panel or not tied to the grid. Commissioner Johnson feels it would be good to add that to the ordinance. City Planner/Engineer Skinner recommended less than a full panel and not tied to the grid. Councilmember Goode agreed. Vice-Chairman Worthington questioned where would it be added to the ordinance? City Attorney Haney recommended adding it under Safety 13.24.050. The Commission discussed at length and agreed to add a paragraph under Safety 13.24.050 with a power limitation, not connected to the grid and not connected to an inverter. Commissioner Guthmiller recommended the definition of Solar Easement to fill in the code reference for the City.

Commissioner Johnson motioned to make a recommendation to the City Council to accept the noted changes for the proposed Ordinance 684 with the Planning & Zoning Commission's review of the changes and move forward with the public hearing. Commissioner Erickson seconded the motion. All in favor, motion carried.

The Planning & Zoning proceeded with elections per the bylaws for the first meeting of the year. Commissioner Guthmiller moved to nominate to reinstate Chairman Fryar as Chairman by acclamation. Commissioner Worthington seconded. All in favor, motion carried. Commissioner Guthmiller moved to nominate to reinstate Vice-Chairman Worthington by acclamation. Commissioner Fryar seconded the motion. All in favor, motion carried.

6:50 PM Commissioner Erickson motioned to adjourn the meeting. Commissioner Guthmiller seconded the motion. All in favor, motion carried.