

**MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO, HELD APRIL 11, 2023.**

**CALL TO ORDER 6:07 PM**

**I. ROLL CALL SHOWED THE FOLLOWING PRESENT:**

Charles Fryar–Chairman  
Lori Anne Lau-Vice Chairman  
Jess McMurray  
Chris Guedes

**ALSO, PRESENT:**

Andrea Haderlie, Secretary  
Alan Skinner, City Planner/Engineer  
Gregg Haney, City Attorney  
Roger Sorensen  
Jack and Jeri Strum  
Karen Salas-Developer  
Jay Johnson-Developer  
Todd Freeman-Engineer

**EXCUSED:**

Tysen Hopkins  
Colter Evans  
Drew Erickson  
Mitch Hart, Councilmember

**Additions to Agenda.**

No changes were made.

**II. Approval of Minutes-Action Item**

March 14, 2023 Motion made: Commissioner McMurray approved the minutes by correcting spelling errors mentioned.

Seconded: Vice-Chairman Lau

All in favor, Motion carried.

**III. Appointments-Action Item**

6:10 PM Chairman Fryar opened the public workshop to consider a proposed Zoning Amendment and Reclassification Applications for Six (6) Land Parcels for the Cardinal Cove Development. No written responses were received. Secretary Haderlie read aloud the public workshop notice. See attached copy of the Public Workshop Notice and applications. Applicant engineer Todd Freeman gave an overview of the six applications and answered questions from residents.

Roger Sorenson asked about the development, the property's aesthetics, storage units, the rock under the soil, roadways, sewer, and water. Jack Sturm had concerns about the proposed project overlapping his property and the development affecting the migration of the animals in the area.

Chairman Fryar closed the workshop for Public Comments at 6:53 PM. The Commission reviewed the six applications. Discussion ensued about public and private roads, sewer, water, and snow removal, whether it follows the comprehensive plan, whether it is suitable for the city and its needs, whether the developer has acquired the properties, ownership of the storage

units, and conditional uses needed for storage units. Vice-Chairman Lau recommended that the requested application be changed to R-2 would make an island between the properties for the mobile home park that are C-1 and R-3. She would rather it be zoned R-3 like the other applications. Mr. Johnson agreed. City Planner Skinner informed the Commission on what is allowed and conditional use in R-3 Zoning. Vice-Chairman Lau read what is allowed and conditional use in R-2. The Commission discussed at length the height restrictions, the option of apartments instead of a mobile home park, the city will do a capacity study on water and sewer and will the city sewer system be able to handle this project, potential tax revenue, absorption rate for the developer is approximately three to five years, and wetlands on the property. Vice-Chairman asked if they would consider daycare instead of the storage units to make it more attractive to potential buyers. Commissioner McMurray voiced that he is all for this development. Commissioner Guedes said he doesn't think this project is ready to move forward with a zoning change. Mr. Freeman explained that without the zoning changes, they could not move forward with the finalization of the proposed project. Motions were as follows:

1. Commissioner McMurray motion to recommend to City Council to approve the zoning request is as follows. 1. Zoning Amendment R-2 Combined Residential Zone to C-1 Neighborhood Commercial Zone. Vice-Chairman Lau seconded the Motion. Motion passed three Ayes to one Nay; Motion carried.
2. Commissioner McMurray motioned to recommend that the City Council approve the zoning request, changing the requested A-1 to R-2 to be A-1 to R-3 Multiple-Family Residential Zone. Commissioner Guedes seconded the Motion. Motion passed three Ayes to one Nay; Motion carried.
3. Commissioner McMurray motion to recommend to City Council to approve the zoning request is as follows. 3. Zoning Amendment R-2 Combined Residential Zone to R-3 Multiple-Family Residential Zone. Commissioner Guedes seconded the Motion. Motion passed three Ayes to one Nay; Motion carried.
4. Commissioner McMurray motion to recommend to City Council to approve the zoning request is as follows. 4. Zoning Amendment R-2 Combined Residential Zone to R-3 Multiple-Family Residential Zone. Commissioner Guedes seconded the Motion. Motion passed three Ayes to one Nay; Motion carried.
5. Commissioner McMurray motion to recommend to City Council to approve the zoning request is as follows. 5. Zoning Amendment R-1 Single Family Residential Zone to R-3 Multiple-Family Residential Zone Commissioner Guedes seconded the Motion. Motion passed three Ayes to one Nay; Motion carried.
6. Commissioner McMurray motion to recommend to City Council to approve the zoning request is as follows. 6. Zoning Amendment R-1 Single Family Residential Zone to R-3 Multiple-Family Residential Zone Commissioner Guedes seconded the Motion. Motion passed three Ayes to one Nay; Motion carried.

**IV. Unfinished Business-Action Item**

Zoning definitions and zoning amendment R-1, R-2, R-3  
No action was taken

**V. New Business-Action Item**

Alan Skinner-Update

No action was taken

**VI. Adjourn**

7:57 PM Vice-Chairman Lau motioned to adjourn the meeting.

Commissioner Guedes seconded the Motion.

All in favor, Motion carried.