

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO, HELD JUNE 13, 2023.

CALL TO ORDER 6:08 PM

I. ROLL CALL SHOWED THE FOLLOWING PRESENT:

Charles Fryar–Chairman
Lori Anne Lau-Vice Chairman
Drew Erickson
Chris Guedes

ALSO, PRESENT:

Andrea Haderlie, Secretary
Alan Skinner, City Planner/Engineer
Gregg Haney, City Attorney
Alana Burns
Hannah Beer
Krista Strum
Dennis Nichols
JoAnna Ashley

EXCUSED:

Mitch Hart, Councilmember
Colter Evans
Jess McMurray

Additions to Agenda.

No changes were made.

II. Approval of Minutes-Action Item

May 9, 2023 Motion made: Commissioner Guedes approved the minutes with amended grammar errors.

Seconded the Motion: Commissioner Erickson

All in favor, motion carried.

III. Appointments-Action Item

6:09 PM Chairman Fryar opened the public hearing to consider a Conditional Use Permit for a Forty (40) ft Shipping Container that has been placed on the property that houses the compressors for the coolers inside the grocery store in accordance with Ordinance No. 683. No written responses were received. Secretary Haderlie read aloud the public hearing notice. See attached copy of the Public Hearing Notice and application.

Applicant Krista Sturm stated they put it in in 1994 for the compressor, and it has added more room for the pallets and to access the back of the store. It is not new. City Planner Skinner mentioned the issue is that it's 40 feet, and we only allow 20 ft in a C-2.

6:15 PM Chairman Fryar closed the public hearing and opened the discussion to the Commission. The Commission briefly discussed the railing on the top with fans, which is placed on a concrete pad.

Vice-Chairman Lau motioned to approve the Conditional Use Permit as submitted. Commissioner Guedes seconded the motion. All in favor, motion carried.

6:20 PM Chairman Fryar opened the public hearing to consider a Conditional Use Permit for a home office for the healing character. No written responses were received. Secretary Haderlie read aloud the public hearing notice. See attached copy of the Public Hearing Notice and application.

JoAnna Ashley stated she applied for a conditional use permit for an office of a healing character. She is requesting an office within her home that would allow her to do energy work or things of that nature. The setup is straightforward: a chair or massage table occasionally, depending on the service rendered. The nature of the services is very private and confidential. It's not suited for a public setting like a salon or something like that. Many people who do foot zoning do it out of their homes and have a dedicated room for that space. The nature of her application is that she lives on major roadways in the city, and the traffic is already significant through those areas, especially during the school day. Appointments will be set up to not interfere with the times when school starts or ends. Her business will operate to coincide with her husband's work schedule; he works shift work. For example, if he were working Thursday, Friday, Saturday, and Sunday, those would be the days of the week I hope to have clients. She mentioned that for school days, my clients would be scheduled on the half-hour mark, so it's not interfering, and they're per the code, so there is no impact on the surrounding neighbors. As you can see in the pictures in her driveway, nine vehicles can be parked without being on the street. She stated she has clients who desire to return; as far as economic impacts to the community and bringing clients in from out of the area. She has clients from Idaho Falls, Pocatello, Preston, Logan, and Montpelier; many desire to return for services. She mentioned she would abide by the city code. There would be no noise to impact the neighbors. She has talked to her neighbors, and everybody supports it and doesn't have anything contrary to that. She mentioned that the room for her business is 11 X 12, and her house is 2100 square feet. Commissioner Guedes questioned if there is licensing through the state. Mrs. Ashley stated that it's not regulated by the State of Idaho or the federal.

6:27 PM Chairman Fryar closed the public hearing and opened the discussion to the Commission. They discussed parking and snow removal for parking at length, and it is well within the City code.

Commissioner Guedes motioned to approve the Conditional Use Permit as submitted. Commissioner Erickson seconded the motion. All in favor, motion carried.

IV. Unfinished Business-Action Item

Code Amendment-International Building Code 2021 for using shipping containers as a building material.

The Commission discussed adding a section for shipping containers at length to support residential and commercial buildings. Vice Chairman Lau motioned to recommend that City Council add Section 3115 International Building Code 2021 Intermodel Shipping Containers for all Zoning designations to be used as a building material. Commissioner Guedes second that motion, all in favor, motion carried.

The Commissioner Guedes motioned to add siding to residential zones. Motion failed without a second.

V. New Business-Action Item

Alan Skinner-Updates

City Planner Skinner updated the Commission on the new Maverick truck stop east of town, has submitted a building permit, and is moving forward. They had the platted street vacated by City Council.

VI. Adjourn

7:25 PM Vice-Chairman Lau motioned to adjourn the meeting.

Seconded the Motion: Commissioner Erickson.

All in favor, motion carried.