

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO, HELD JUNE 8, 2021.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Rod Worthington-Vice Chairman
Robert Johnson
Demian Guthmiller
Tysen Hopkins
Lori Anne Lau

ALSO, PRESENT:

Jon Goode, Councilmember
Gregg Haney, City Attorney
Andrea Haderlie, Secretary

EXCUSED:

Drew Erickson
Charles Fryar-Chairman
Alan Skinner, City Planner/Engineer

6:00 PM The Planning and Zoning meeting was delayed due to GoTo Meeting not connecting for Commissioner Guthmiller.

6:15 PM Vice-Chairman Worthington called the meeting to order. Commissioner Guthmiller moved to dispense with reading the May 11, 2021 minutes and approve the minutes as written. Commissioner Johnson seconded the motion. All in favor, motion carried.

6:17 PM Vice-Chairman Worthington opened the public hearing to consider an amendment to the Zoning Ordinance, amending Chapter 17.64 Zone and Ordinance Amendment and Adoption Procedure. The proposed amendment clarifies the title and reduce the required number of public hearings for the amendment and adoption of ordinances and zoning considerations. Vice-Chairman Worthington questioned if any public comments were received; Secretary Haderlie stated no public input was received. Vice-Chairman Worthington noted no public was present.

(See attached copy of Public Notice)

Vice-Chairman Worthington closed the Public Hearing to the public at 6:20 PM and opened it up to discussion before the Commission. City Attorney Haney mentioned he made an error and moved some language 17.64.090 that reads; "Additional notice of the hearing shall be provided by the applicant by regular mail to property owners and residents within the land being considered, one thousand feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change as determined by the Commission. Property owners or residents who reside outside the postal service zip code mailing limits of the City, and whom the Commission determines may be impacted by the proposed change, shall be given notice by the applicant of the public hearing by certified mail. When notice is required to two hundred or more property owners or residents, in lieu of the mail notification, three notices in the official newspaper or paper of general circulation is sufficient; provided, that the third notice appears ten days prior to the public hearing. Following the Commission's workshop, if the Commission makes a material change from what was presented at the public hearing; further notice and hearing shall be provided before the Commission forwards the amendment with its recommendation to the council." He would like to move it to Section 17.64.110 after "and place on the door at City Hall."

Commissioner Lau questioned when this is cut and pasted into 17.64.110. Are we saying the same thing twice? City Attorney stated no, it would follow the same procedure as 17.64.090, and what is being done is just putting what was in 17.64.090 into 17.64.110. The Commission discussed at length posting the planning and zoning workshops on the City's website and if it should be posted on the City's Facebook. Secretary Haderlie will post the workshops on the City's website and will link the notice to Facebook. The Commission agreed to fix the error.

Commissioner Lau has some concerns with section "17.64.060 section C. If the request is not in accordance with the adopted comprehensive plan, the request shall be submitted to the planning and zoning commission or, in its absence, the council, which shall recommend and the council may adopt or reject an amendment to the comprehensive plan under the notice and hearing procedures provided in Section 67-6509, Idaho Code. After the comprehensive plan has been amended, the zoning ordinance may then be amended as hereinafter provided for. The hearing on the comprehensive plan and the proposed change to the zoning ordinance may be held concurrently." The Commission discussed at length amending the zoning map vs. the future land use map, changing a goal within the comprehensive plan, and discussed the paragraph revision. Commissioner Lau recommended that "shall" be changed to "may," also remove "After" and add "the hearing on the," and add "if needed" to "the zoning ordinance." The Commission agreed to the revision of the paragraph to conform to the current standards.

Councilmember Goode recommended in section 17.64.080 "meeting" be revised to "meetings." The Commission agreed. Commissioner Lau suggested not cross out "the Commission." The Commission agreed. Commissioner Johnson pointed out also in 17.64.090, "hearing" should have been crossed out before the "workshop." The Commission agreed. Commissioner Lau questioned 17.64.090, do we need the phrase "that is in accordance with the comprehensive plan"? Commissioner Lau suggested it read, "The Commission, prior to recommending a zoning ordinance map amendment to the council shall conduct at least one workshop." The Commission agreed.

Commissioner Lau motioned to recommend to City Council the adoption of the proposed ordinance Chapter 17.64 Zone and Ordinance Amendment and Adoption Procedure with the minor changes mentioned in the Commissions discussion above. Commissioner Johnson seconded the motion. All in favor, motion carried.

Secretary Haderlie updated the Commission on the proposed Park Ridge Subdivision Lot 4 & 5 of Finlayson Subdivision; they are in the process of finalizing the final plat. Berry Oates is working on getting Dept. of Environmental Quality (DEQ's) approval so he can get approval from the Idaho Department of Health, Caribou County, and City Council. City Attorney Haney updated the Commission on some sewer issues on McLean Ave and E 3rd S. The City is in the process of engineering plans to resolve the problems.

7: 10 PM Commissioner Hopkins motioned to adjourn the meeting. Commissioner Lau seconded the motion. All in favor, motion carried.