

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO, HELD SEPTEMBER 12, 2023.

CALL TO ORDER 6:02 PM

I. ROLL CALL SHOWED THE FOLLOWING PRESENT:

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

ALSO, PRESENT:

Chelsey Davids, Secretary
Alan Skinner, City Planner/Engineer
Gregg Haney, City Attorney
Rikki Wood
Jason Green
Brett Swensen

EXCUSED:

Mitch Hart, Councilmember
Colter Evans
Drew Erikson

Additions to Agenda.

No changes were made.

II. Approval of Minutes-Action Item

July 11, 2023 Motion made: Commissioner McMurray approved the minutes with amended spelling error.

Seconded the Motion: Commissioner Guedes

All in favor, motion carried.

III. Appointments-Action Item

6:05 PM Chairman Fryar opened the public hearing to consider a Zoning Amendment and Reclassification for four (4) Land Parcels for housing development. Zoning Amendment for Parcel Number 010000079500 and Parcel Number 010000010050 from R-2 to R-3; Parcel Number 010000160000 from R-1 to R-3; and part of Parcel Number 010000170020 from R-1 to R-3 with no change to current C-2 zoning of the other half of the parcel. No written responses were received. Secretary Davids read aloud the public hearing notice. See attached copy of the Public Hearing Notice.

Applicant Jason Green stated they have done a property investment in Bear Lake before and he noticed we had a housing problem of getting the right housing for an affordable price. R-3 would let them build more housing for a cheaper price. Applicant Brett Swensen stated they have been in property investment for some time and they take making affordable houses for our community very seriously.

6:17 PM Chairman Fryar closed the public hearing and opened the discussion to the Commission.

Commissioner McMurray asked about the level of commitment on this project. The

applicants stated they have liquidated some of their business assets to be able to do this and are on track to close on the land shortly after it is approved by the City Council. This would be a 4-phase project to be started immediately after purchase of the land.

Vice Chairman Lau brought up the issue of the property being right next to the airport with the noise and the height restrictions. Applicant Brett Swensen stated that was the reason for the zone change. They would put hangers by the airport and then have apartments, duplexes, and fourplexes that would fit the height restrictions. Rikki Wood stated that being next to the airport was kind of like the train and jake brakes that goes through our little town all the time.

Vice Chairman Lau asked about the Historic Livestock Trail going through there. Applicants Swensen and Green stated that they believed it was not through that property and possibly farther out since they have had the title company go through the titles and deeds. The only issue was the Old Oregon Trail in one corner that they would not build on.

Commissioner McMurray motioned to approve the zone changes. Commissioner Guedes seconded the motion. Chairman Fryar, Commissioner McMurray, and Commissioner Guedes in favor; Vice Chairman Lau abstained. Motion carried.

7:06 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 for storage, Parcel Number 010000230050. No written responses were received. Secretary Davids read aloud the public hearing notice. See attached copy of the Public Hearing Notice and application.

7:10 PM Chairman Fryar closed the public hearing and opened the discussion to the Commission. The Commission briefly discussed painting the shipping container but not the tag within 60 days.

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

Vice Chairman Lau asked to review 17.08.150 Boarding Houses again at the next meeting.

IV. Unfinished Business-Action Item

V. New Business-Action Item

Alan Skinner-No new business

VI. Adjourn

7:24 PM Commissioner Guedes motioned to adjourn the meeting.

Seconded the Motion: Commissioner McMurray.

All in favor, motion carried.