

ORDINANCE NO. 2021-02

AN ORDINANCE AMENDING THE CARIBOU COUNTY ZONING MAP TO ADOPT TWO ZONE CHANGES WHICH WERE APPROVED AFTER MEETING THE STANDARDS OF APPROVAL IN CHAPTER 13.52.100 OF THE CARIBOU COUNTY CODE AND BEING UNANIMOUSLY APPROVED BY CARIBOU COUNTY COMMISSIONERS.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CARIBOU COUNTY, IDAHO, AS FOLLOWS:

SECTION 1. Whereas the Caribou County Planning and Zoning Commission held public hearings and at the conclusion voted to recommended the County Commissioners amend the zone designation for two tracts of land in Caribou County identified as P&Z File # 2021-1, Exhibit A and P&Z File # 2021-4B, Exhibit B attached to this Ordinance.

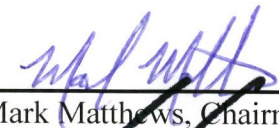
SECTION 2. Whereas the County Commissioners held public hearings and voted unanimously on January 25th, 2021 to approve the zone change for Exhibit A from AG-Agriculture to LDR - Low-Density Residential and voted unanimously April 26th, 2021 to approve the zone change for Exhibit B from AG-Agriculture to HDR – High-Density Residential with the conditions that the land will be restricted to single-family dwellings only, with a five-year time limit to develop the property, at which time if development has not occurred it will revert back to the A-Agriculture zone.

SECTION 3. The rule requiring the reading of this Ordinance on three separate occasions is hereby waived.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND DATED this 27th day of September, 2021.

CARIBOU COUNTY COMMISSIONERS



Mark Matthews, Chairman of
Board of County Commissioners




Bryce Somson, County Commissioner



Marty McCullough, County Commissioner

ATTEST:



Denise Horsley,
Clerk of Caribou County

EXHIBIT A

Zone is amended from AG- Agriculture to LDR- Low-Density Residential.

Legal Description of the land:

Township 10 South, Range 41 East, Boise Meridian:

Section 17; Southwest Quarter Northwest Quarter, Northwest Quarter Southwest Quarter.

EXCEPTING THEREFROM,

Beginning at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 17, running thence East 375;

Thence South 600 feet;

Thence West 375 feet;

Thence North 600 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

A parcel of land located in Section 17, Township 10 South, Range 41 East, Boise Meridian, Caribou County, Idaho, more particularly described as follows:

All that portion of the lands in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) and in the Northwest Quarter Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 17, Township 10 South, Range 41 East, Boise Meridian, Caribou County, Idaho lying West of the centerline of the East Bench Canal.

ALSO EXCEPTING THEREFROM:

A parcel of land located in Section 17, Township 10 South, Range 41 East, Boise Meridian, Caribou County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 17, running thence East 375 to the True Point of Beginning;

Thence East 449.59 feet;

Thence South 197.43 feet;

Thence West 449.59 feet;

Thence North 197.59 feet to the True Point of Beginning.

EXHIBIT B

Zone is amended from AG – Agriculture to HDR – High-Density Residential with the conditions that the land will be restricted to single-family dwellings only, with a five-year time limit to develop the property, at which time if development has not occurred it will revert back to the A-Agriculture zone.

Legal Description of the land:

Township 9 South, Range 42 East Boise Meridian, Caribou County, Idaho:

Section 16: All that portion of section 16 lying north of Highway 30 and east of Gunnell Road.