

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF  
CARIBOU COUNTY, IDAHO HELD MONDAY, FEBRUARY 6<sup>TH</sup>, 2022.

ROLL CALL SHOWED THE FOLLOWING PRESENT:      Blair Rindlisbaker, Co-Chairman  
Adam Hulse  
Dow Barker  
Noel Cole  
Nellie Askew, P&Z Admin

ABSENT: Beck Jorgenson and Sadie Somsen

6:03 PM Chairman Rindlisbaker opened the meeting. He asked if there was a motion to approve the minutes from December 2022. Commissioner Cole made a motion to approve the December 2022 Minutes, seconded by Commissioner Barker. All in favor, motion approved. Chairman Rindlisbaker asked if there was a motion to approve the minutes from January 2023. Commissioner Cole made a motion to approve the December 2022 Minutes, seconded by Commissioner Barker. All in favor, motion approved.

6:05 PM Admin. Askew present the Draft 2023 Comprehensive Plan for Caribou County, Idaho for the final Work Session.

6:07 PM Admin. Askew gave an overview of the Table of Contents of the 2023 Comprehensive Plan.

- Acknowledgments: Individuals who assisted in completing this plan.
- Introduction: This section goes over what a Comprehensive Plan is.
- Public Involvement: Flyers, meetings, Community Advisory Committee, input
- Background: Information on how our County was established.
- Chapter 1: Property Rights
- Chapter 2: Population
- Chapter 3: Economic Development
- Chapter 4: Transportation & Airports
- Chapter 5: Housing
- Chapter 6: Agriculture
- Chapter 7: Natural Recourses
- Chapter 8: Recreation
- Chapter 9: Land Use
- Chapter 10: Public Services
- Chapter 11: Implementation

6:20 PM Admin. Askew continue giving a further detail of each section that has Key Concerns, Goal, Objectives, and Strategies.

Chapter 3: Economic Development:

Key Concerns:

- Preserve and protect agriculture and mining sectors
- Manage tourism activities to provide job opportunities for residents, while reducing

conflicts between users.

- Support commercial activities include retail, restaurant, and entertainment within local cities.
- Ensure that information and communication technology is adequate to serve all county residents and visitors.

**ECONOMIC DEVELOPMENT GOAL:** Promote balanced economic growth to provide diverse work opportunities, sustainable business development and financial stability.

**Objective 1:** Ensure County functions, policies and services support and stimulate regional economic growth.

- Strategy 1.1: Collaborate with cities on land use decisions in keeping with Area of City Impact agreements, to ensure consistent policies on major land use areas and economic sectors.
- Strategy 1.2: Maintain serviceability of communication systems including broadband internet, telephone, and cable.
- Strategy 1.3: Participate in regional efforts with local governments, representatives from key employers and sectors to implement joint economic development strategies including retention of existing economic sectors as well as diversification and incentives.
- Strategy 1.4: Coordinate housing programs and policies with the cities and towns in Caribou County, to ensure adequate rental and owner-occupied, single, and multifamily options.
- Strategy 1.5: Support partnerships for training and mentorship programs with local industries to encourage pairing of local job opportunities with residents.

**Objective 2:** Support County-wide efforts to encourage and manage tourism.

- Strategy 2.1: Develop a County-wide Parks and Open Space plan to address current and future needs, and identify strategies related to parks and recreation, natural and cultural resources, open space and waterways.
- Strategy 2.2: Collaborate with local cities to establish venues and businesses for local use of agriculture commodities, such as farmer's markets and community supported agriculture programs.
- Strategy 2.3: Assess existing zoning regulations to ensure that appropriate provisions exist for lodging opportunities without disrupting current residents and farming operations.
- Strategy 2.4: Evaluate promotional programs to attract visitors including documentation and marketing of County's natural and cultural resources.

## Chapter 4: Transportation & Airports

### Key Concerns:

- Address conflicting uses of County highways
- Improve winter maintenance of roads
- Provide better non-motorized options for connecting communities
- Provide biking and walking paths around and between recreation areas

**TRANSPORTATION GOAL:** Ensure that the transportation system supports mobility of a diverse group of users and enhances the County's health, safety, and welfare.

Objective 1: Ensure roadway systems meet current and future needs.

- Strategy 1.1: Design roadways to meet the safety and access needs of current and future traffic conditions.
- Strategy 1.2: Collaborate with relevant entities to improve maintenance of roadways, particularly during winter months.
- Strategy 1.3: Identify policies to address interactions between farming equipment, freight/industrial users, and commuter vehicles (established routes, regulations etc.).
- Strategy 1.4: Actively seek various types of transportation grant funding and other available sources to support roadway improvements.
- Strategy 1.5: Collaborate with railroad companies to address safety issues at County crossings.

6:30 PM Commission members had discussion on future highway opportunities for residents who lived near Blackfoot Reservoir to Idaho Falls. Admin Askew continued going over objectives.

Objective 2: Plan and construct transportation infrastructure that will increase accessibility.

- Strategy 2.1: Incorporate non-motorized options for connecting communities, including bicycle and pedestrian facilities, as part of roadway maintenance projects, development applications and capital projects whenever opportunities arise and are feasible.
- Strategy 2.2: Collaborate with neighboring jurisdictions, as well as public and private entities, to increase opportunities for varying transit options (commuter vans, Pocatello Regional Transit, airports, etc.).
- Strategy 2.3: Require developers to implement roadway improvements prior to construction.
- Strategy 2.4: Assess roadway construction policies to ensure that pedestrian amenities (Sidewalks, paths, etc.) are ADA compliant.

## Chapter 5: Housing

### Key Concerns

- Ensure that residential development does not restrict or negatively impact agricultural uses.
- Encourage cooperative relationship between mining and other land uses.
- Support local cities to provide and serve diverse housing and employment opportunities.
- Collaborate with local cities and unincorporated towns to support appropriate land use decisions.

**HOUSING GOAL:** Balance the need for adequate housing for Caribou County residents with the need to preserve agricultural lands and industries.

Objective 1: Support opportunities to create adequate and diverse housing products for the range of needs and income levels represented in the County

- Strategy 1.1 Coordinate housing programs and policies with the cities and towns in Caribou County, to ensure adequate rental and owner-occupied, single, and multifamily options.
- Strategy 1.2: Revise Zoning Code to reflect the Future Land Use map and support plan

objectives related to rural residential development within and outside of Areas of City Impact.

- Strategy 1.3: Evaluate the Zoning Code for provisions regarding recreational vehicles, tiny homes, and other alternative, affordable housing types to ensure consistency.

## Chapter 6: Agriculture

### Key Concerns

- Ensure that agricultural lands are protected from encroachment by smaller residential lots.
- Consider impacts to groundwater and water quality with development that is not on city services.
- Address transportation impacts for farming equipment and operations.
- Preserve rural landscapes, including farmsteads and barns.

Objective 1: Maintain large parcel sizes for agricultural purposes in keeping with current development patterns.

- Strategy 1.1: Implement the Future Land Use Map by amending the zoning ordinance and map where needed.
- Strategy 1.2: Review design and development standards to ensure that there are adequate yard requirements between developable parcels.
- Strategy 1.3: Initiate efforts to identify incentives to ensure conservation of large acreages (such as conservation easements, working land trusts, and land banks).
- Strategy 1.4: Support educational and economic development initiatives so new and existing farmers can continue to innovate and improve their operations.
- Strategy 1.5: Strategy 1.5: Consider a code amendment to create an additional agricultural district to accommodate large lot sizes.

Objective 2: Avoid the conversion of agricultural lands to residential or nonagricultural commercial uses.

- Strategy 2.1: Implement the Future Land Use Map by amending the zoning ordinance and map where needed.
- Strategy 2.2: Explore the use of a Transfer of Development Rights program as a tool to preserve agricultural or areas of environmental concern by transferring development rights to areas more suitable for residential development.
- Strategy 2.3: Consider provisions for rural residential Planned Unit Developments (PUDs) that do not reduce the permitted density but allow for smaller lots to be clustered within the developable area, while maintaining large areas for agricultural uses and designing the smaller acreages to meet physical site characteristics (such as topography, soils, water, vegetation, surrounding properties, building location, site improvements, water and waste disposal systems).

Objective 3: Allow farmers to manage their operations in an efficient, economic manner with minimal conflict with nonagricultural uses.

- Strategy 3.1: Explore zoning provisions to facilitate agricultural production by allowing agriculture related support uses, such as processing, storage, packaging, and agricultural support services, to be conveniently located to agricultural operations.
- Strategy 3.2: Support efficient management of local agricultural production activities by permitting development of adequate amounts of farm worker and farm family

housing in agricultural areas.

- Strategy 3.3: Limit the number of small lots in any one area to avoid the potential conflicts associated with residential intrusion on agricultural operations.
- Strategy 3.4: Consider County Heritage Farm program, to honor and celebrate historic farms.
- Strategy 3.5: Collaborate with local cities to establish venues and businesses for local use of agriculture commodities, such as farmer's markets and community supported agriculture programs.
- Strategy 3.6: Support educational and economic development initiatives so new and existing farmers can continue to innovate and improve their operations.

Commissioner Cole asked to view the Future Land Map. Admin. Askew presented the map on the screen.

## Chapter 7: Natural Resources

### Key Concerns

- Conserve our fields, forests, sagebrush hills, riparian areas, and wildlife.
- Public access to natural resource areas.
- Conservation of open space, rural landscapes, cultural resources including historic farms
- Address water concerns (quality, safety, and availability)

**NATURAL RESOURCES/HAZARDOUS/SPECIAL AREAS GOAL:** Conserve the County's natural and cultural resources (fields, forests, sagebrush hills, riparian areas, wildlife).

**Objective 1:** Ensure citizens are informed and engaged about decisions related to natural and cultural resources.

- Strategy 1.1: Ensure that new development, with a potential to impact the natural environment and resources of the County, provide required public noticing prior to integration into the County.
- Strategy 1.2: Collaborate with soil conservation districts, Idaho Department of Agriculture, U.S. Department of Agriculture (USDA) and Extension Services to educate the public regarding Best Management Practices.
- Strategy 1.3: Coordinate with Idaho Fish and Game (IDFG) and other appropriate agencies and organizations to manage hunting and fishing activities, to protect wildlife migration corridors and habitat.
- Strategy 1.4: Explore Certified Local Government (with Idaho State Historic Preservation Office) to enable establishment of a local preservation commission.

**Objective 2:** Support programs to ensure water quality, availability, and safety.

- Strategy 2.1: Implement measures to assist in preventing and minimizing potential contamination to surface waters from septic systems.
- Strategy 2.2: Add zoning provision requiring developers/builders to provide improvements to assist in the protection of surface waters as a condition of development within applicable areas.
- Strategy 2.3: Preserve major surface waters by establishing and maintaining stabilized access points for waterways within the County.
- Strategy 2.4 Collaborate with Idaho Department of Environment Quality (IDEQ) on all

developments in the county to ensure best practices will be utilized.

Objective 3: Protect County residents from both natural and human-induced hazards.

- Strategy 3.1: Identify potential County-wide hazards, collaborate to prepare appropriate plans that identify methods to prepare, respond and recover.
- Strategy 3.2: Collaborate with federal and state agencies to protect and preserve environmentally sensitive areas.
- Strategy 3.3: Ensure that appropriate measures are implemented for development in areas with canals, steep slopes, high wildfire potential, and air quality concerns.

## Chapter 8: Recreation

RECREATION GOAL: Support the development of new public parks and trails, facilities, amenities and activities, as well the enhancement of existing recreational areas and activities.

Objective 1: Promote a sustainable county-wide parks and recreation, open space, and waterways system.

- Strategy 1.1: Develop a County-wide Parks and Open Space plan to address current and future needs, and identify strategies related to parks and recreation, natural and cultural resources, open space, and waterways.
- Strategy 1.2: Explore formation of a Recreation District to fund recommendations of the Parks and Open Space plan and provide ongoing recreation management.
- Strategy 1.3: Provide incentives to encourage landowners and/or developers to dedicate public easements or right-of-way, expand existing parks and open space opportunities and create new connections for trails and pathways.
- Strategy 1.4: Support new programs for County youth, such as agricultural education, in collaboration with other community groups and local schools.
- Strategy 1.5: Actively seek various types of grant funding and other available sources to support recreation and conservation programs

Objective 2: Ensure public land access and opportunities to recreate year-round.

- Strategy 2.1: Collaborate with Federal and State agencies (IDFG, BLM, US Fish & Wildlife Service) and Tribes to coordinate public recreational use activities, as well as opportunities for enhanced habitat and wildlife preservation.
- Strategy 2.2: As part of County-wide parks and open space planning, identify recreational opportunities (trails, picnic areas etc.) and programs (winter sports activities, nature hikes etc.) that enhance use of public lands.
- Strategy 2.3: Collaborate with recreational users to determine appropriate regulations for trail use (motorized v. non-motorized, size of ATVs etc.).

Objective 3: Protect County waterways for habitat and wildlife preservation and as crucial recreational areas.

- Strategy 3.1: Collaborate with appropriate agencies to identify opportunities for enhanced habitat and wildlife preservation and recreational opportunities.
- Strategy 3.2: As part of County-wide parks and open space planning, assess potential to improve access to county reservoirs, provide appropriate regulations regarding RV, camping and boat usage and address public concerns.

## Chapter 9: Land Use

### Key Concerns

- Ensure that residential development does not restrict or negatively impact agricultural uses.
- Encourage cooperative relationship between mining and other land uses.
- Support local cities to provide and serve diverse housing and employment opportunities.
- Collaborate with local cities and unincorporated towns to support appropriate land use decisions.

LAND USE GOAL: Balance new growth and development with maintaining a rural lifestyle.

Objective 1: Enhance the County's rural environment and retain diverse agricultural uses and resource extraction industries

- Strategy 1.1: Implement the Future Land Use Map (FLUM) by amending the zoning ordinance and map where needed.
- Strategy 1.2: Evaluate the Zoning Code to reduce fragmentation of important agricultural lands and to direct residential development to Areas of City Impact
- Strategy 1.3: Update the Zoning Code and Map to implement the FLUM allowing appropriate land uses outside of the Areas of City Impact.
- Strategy 1.4: Review design and development standards to ensure that there are adequate yard requirements between developable parcels.
- Strategy 1.5: Collaborate with Tribes and public land agencies on issues and concerns related to tribal and public lands.

Objective 2: Collaborate with cities to encourage industrial and commercial uses and residential subdivisions inside the Areas of City Impact.

- Strategy 2.1: Update the Zoning Code to ensure a hierarchy of residential lot sizes, with the smaller lots and subdivisions permitted within Areas of City Impact.
- Strategy 2.2: Provide subdivision standards that allow for the future platting of larger lot subdivisions (within Areas of City Impact) to accommodate city sewer and water, as city limits expand.
- Strategy 2.3: Monitor growth and extension of urban services within Areas of City Impact to ensure that boundaries are appropriate.
- Strategy 2.4: Collaborate with economic development efforts to identify and support industrial parks and other large employment centers.

Objective 3: Evaluate County regulations and policies to ensure fair and equitable provisions

- Strategy 3.1 Enforce all zoning ordinances particularly those related to property maintenance, health, and safety.
- Strategy 3.2: Ensure that all Areas of City Impact agreements are current by establishing regular coordination meetings with City Councils and County Commissioners.
- Strategy 3.3: Evaluate the Zoning Code for consistent provisions regarding recreational vehicles and other alternative lodging types, including short term rentals.

Co-Chairman Hulse brought up concerns regarding the City of Grace's Area of Impact. Admin Askew stated they are still in beginning stages of re-establishing the boundaries.

## Chapter 10: Public Service

**PUBLIC SERVICES, FACILITIES, UTILITIES, SCHOOLS GOAL:** Provide efficient and reliable services and facilities, in collaboration with other public entities, to support county residents and visitors.

**Objective 1:** Support public services to meet the needs of a growing population.

- Strategy 1.1: Evaluate impact of population growth on landfill, potential recycling programs and other appropriate measures to address capacity and environmental considerations.
- Strategy 1.2: Maintain serviceability of communication systems including broadband internet, telephone, and cable.
- Strategy 1.3: Ensure National Interest Electric Transmission Corridors (NIETC), as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the County.
- Strategy 1.4: Encourage best practices for accessibility in public buildings and County facilities.

**Objective 2:** Coordinate with public utility and service districts, as well as emergency services (i.e., sheriff, fire/ambulance districts, police) for future growth to enhance access and safety.

- Strategy 2.1: Evaluate public safety (police, fire/EMT) service to remote areas of the County and assess levels of service for areas experiencing population growths.
- Strategy 2.2: Engage and invest in planning and maintenance of emergency preparedness and disaster response systems.
- Strategy 2.3: Collaborate with cities and special districts to consider efficiencies in consolidating services and jurisdictions.
- Strategy 2.4: Facilitate public and private partnerships, to address safety concerns related to canals, wildfire, and other natural resource related issues
- Strategy 2.5: Add zoning provision to require adequate emergency vehicle access to new developments.

**Objective 3:** Support the needs of County's youth through collaboration with school districts.

- Strategy 3.1: Coordinate with the school districts on population projections and potential land expansion needs, and the potential for school district consolidation.
- Strategy 3.2: Analyze the needs of districts' students for safe routes to school, in coordination with County cities and school districts, to examine and support opportunities for expansion of bicycle and pedestrian paths that support students school access
- Strategy 3.3: Encourage best practices for accessibility in public schools.

Admin. Askew thanked everyone for being present and willing to review the 2023 Comprehensive Plan. She stated she will post the Comprehensive Plan on the website



and newspaper. Commissioner Cole asked if any of the strategies can be changed. Admin. Askew stated they cannot be because they were established by the community. Commissioner Barker asked if you can add to the goals. Admin. Askew stated she would have to verify if they can add. Commissioner Barker wanted to add to the highway from Blackfoot to Idaho Falls. Admin. Askew stated she would again have to ask to verify.

Co-Chairman Hulse mentioned he was worried about the Short-Term Rentals taking up the Long-Term Rentals for individuals who wanted to move her. Admin. Askew stated she had a conversation with someone who used to Long-Term and now Short-Term all based on the Short-Term Renters are more respectful than Long-Term. Co-Chairman Hulse asked about being able to tax them differently. Admin. Askew stated some Counties are taxing them differently but as of right now it is State Statue to treat them as residential. The only thing we can do is take away their Home Exemption. Aaron Cook, the County Tax Assessor is going to go to the legislation and hopefully all the assessor will be able to get a good answer and guide on how to tax them.

Commissioner Cole asked what else is needed from the Commission on the Comprehensive Plan. Admin Askew asked for concerns, questions. Commissioner Barker stated at the beginning of the Comprehensive plan it talks about private property right and how constrictive that sections are. Admin Askew for clarification on if he is referring to the one slide on property rights. Commissioner Barker stated the entire document. Admin. Askew explained the Comprehensive Plan is a guiding document and does not change current codes, unless it goes through the proper process.

Co-Chairman stated the only concern he had is the Area of Impact for Grace. Admin. Askew explained with the adoption of this plan, it will not affect it or change it to a new one until the boundaries are established. And she is working with Grace to utilize their Area of Impact.

Commissioner Cole added in the Idaho State Tax, Short-Term Rentals are required to pay Sales Tax and Travel Tax. And it may be beneficial to add that to the application saying they need to have an active account with them.

7:18 PM Commissioner Cole moved to close meeting, seconded by Co-Chair Hulse, All in favor.