

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF  
CARIBOU COUNTY, IDAHO HELD MONDAY, MARCH 13<sup>TH</sup>, 2023.

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

ABSENT: Adam Hulse and Sadie Somsen

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

6:05 PM Admin Askew gave overview of for the Public Hearing regarding the Caretaker Split. She explained she changed the verbiage removing land division and that it would include a second dwelling on the originating property. The land would not be allowed to be deeded separately. In order to qualify you would need to meet the required minimum of the property zone. Commissioner Barker asked if in the commercial they are able to deed separately 5 acres. Admin Askew answered, the caretaker would not be deeded separately, the 5 acres is the required minimum of the commercial zone in order to qualify for the caretaker. Commissioner Cole stated a commercial property could have a business and then add a dwelling, this would be permitted. Admin Askew stated that is correct. Commissioner Jorgensen asked if she had a son that was moving home to help with the farm, this would fall under that. Admin Askew answered yes, if he is moving home to assist with the farming operation, they would qualify for the caretaker. Commissioner Jorgenson asked it would still need to be 5 acres. Admin Askew answered, you are able to place the dwelling anywhere on the property it would need to have only meet the required zone minimum. Commissioner Barker stated it cannot be split out or deeded separately. Commissioner Cole stated it would need to be deeded to the owner or the operations. Commissioner Barker stated it is still a mess because if you get a loan on a house they want a deed, they do not want a land description. He stated he will argue with Bryce and Marty on this subject that this is ridiculous that people cannot deed out 5 acres. Admin Askew stated that would then create an illegal land split and this is the issue we have been having. Commissioner Barker stated everyone keeps saying they are going to sell, no they are not. The deed will still be in their name. Admin Askew stated this public hearing is regarding this code only. Commissioner Barker stated he knew but we need to make the codes consistent. You are making this consistent with the require minimum. Commissioner Barker stated let's talk about subdivisions. Commissioner Jorgenson stated that is completely different thing. Commissioner Barker stated within those subdivisions the property is deeded separately. Admin Askew again stated we are only talking about this one code and she does agree there needs to be consistency within our codes and explained she is working on creating

consistency across the board but this public hearing is only about this one code. Commissioner Baker stated he knows; he is trying to answer her questions. This does not solve the issue with lending issues. Commissioner Jorgenson stated but this solves the issue around this code. Commissioner Barker continued if you have a loan on your farm loan, they required additional loan on the house. Admin Askew explained she has had several people who buy land and they never had to split off other than the minimum of 40 and they have not had any issues getting a loan. Commissioner Cole state Ag lenders are easier to work with. Chairman Rindlisbaker stated which would solve the problem because it would be true Ag instead of other purposes. Commissioner Barker stated I have a Washington Federal Loan on his house for 10 acres which is separate from the Cache Valley Loan for the rest. He explained they did the same thing with his brother's house, but it was an illegal land split in Bear Lake County and cannot get a loan on his house anymore because of the illegal split. He stated it happens. Admin Askew stated she knows it can happen and she sees the frustration on all sides. Commissioner Cole stated she believes this addresses the issue we have been having with the caretaker. Where it eliminates it being split off to a non-caretaking party. Commissioner Barker stated he is in favor of making it all consistent and this reads just like the others. Admin Askew stated she agrees and she is trying to make it consistent without having to do a several different ordinances. Admin Askew recapped the ordinance. Commissioner Cole stated on bullet point four, there is a mistype that can be led to confusion. Admin Askew fixed the bullet point.

6:12 PM Chairman Rindlisbaker opened the public hearing for the Caretaker Split. He asked if there was any questions or concerns. Commissioner Cole asked when it states "and their immediate family members" what does that mean. Admin Askew answered if the worker has a family, they are able to live with them in the home.

6:17 Commissioner Jorgenson made a motion to recommend the Ordinance 2023-04 Residence for a Caretaker. Commissioner Barker second. All in favor. Chairman Rindlisbaker made a motion to close the public hearing, Commissioner Jorgenson seconds, All in favor.

6:18 PM Commissioner Baker moved to close meeting, seconded by Commissioner Jorgenson, All in favor.