

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, AUGUST 3RD, 2022.**ROLL CALL SHOWED THE FOLLOWING PRESENT:**

Nolan Koller - Vice-Chairman
Becky Jorgensen
Blair Rindlisbaker
Adam Hulse
Sadie Somsen
Nellie Askew, P&Z Admin in training
JoAnna Ashley, P&Z Admin

ABSENT: Wendy Pelayo - Chairwoman

ALSO PRESENT: Mark Mathews – BOCC Chairman

7:05 PM Acting Chairman Koller opened the meeting. He asked if there was a motion to approve the minutes. Commissioner Rindlisbaker moved to approve the July 7th, 2022 minutes, seconded by Commissioner Jorgensen. All in favor, motion approved.

County Commissioner Chairman introduced Adam Hulse from Grace and said he was going to be a new commission member, and Sadie Somsen of Wayan, she is going to be the ad hoc member of the commission and will serve as a voting member in the event one of the other five members cannot attend the meeting. Planning & Zoning Admin Ashley introduced Nellie Askew of Bancroft as the new Planning & Zoning Admin for the County, and she will be training her until the conclusion of her time with the County. Commissioner, Mark Mathews swore in Sadie Somsen and Adam Hulse, the two newly appointed members of the Caribou County Planning and Zoning Commission. Commissioner Mathews thanked everyone for their time and all that they do for the County, they are greatly appreciated; and stated the other commissioners, Bryce Somsen and Marty McCullough feel the same way.

Admin Ashley explained that Chairwoman Pelayo has requested a three-month hiatus from her duties with the Planning & Zoning Commission. Due to life circumstances, she presently is unable to fulfill her duties and is hoping that in a few months' things will have changed so she may return. She also provided an overview of the transition plan for Mrs. Askew replacing her in the Planning & Zoning Administrator position.

Admin Ashley stated she has had a booth at the County Fair this week for the comprehensive plan. This week's booth she felt was not quite as effective as the ones at the 24th of July celebration in Bancroft and the 4th of July celebration in Soda Springs. She asked the Commission members if they had taken time to review the current draft of the comprehensive plan. The consensus was they had reviewed it briefly. She asked they take the next month to very seriously review and consider the draft and provide her with their reviews at the next meeting. Anything they feel that needs added, taken away, or adjusted needs to be noted. If they know of important facts that contribute to the plan, she asked they also provide her with those so they may be included.

Commissioner Jorgensen stated she did not feel she adequately understood the purpose yet and would like some additional explanation to make sure she understood it better. Admin Ashley stated that the comprehensive plan is a 30,000-foot view of the County, acknowledging that there are lots moving parts in the County. The elevated view allows the County to take into consideration the many uses, respective considerations and creates plans and goals to ensure wise growth and compatibility of growth and uses. The

goals are big and encompassing and do not go to a micro-level. The comprehensive plan plays a key role when approving such requests as conditional uses, variance, zone amendment etc. because in the code one of the standards of approval is the request must be in compliance with the comprehensive plan. She provided the example of someone having 500 acres, located in the Agricultural Zone, isolated away from any of the established cities in the county and not in any of the city of area of impacts. In the plan there is a goal and subsequent objectives which state: "Goal: Preserve and maintain a viable and diverse agricultural industry within the county. Objective 1: Maintain large parcel sizes for agricultural purposes in keeping with current development patterns. Objective 2: Avoid the conversion of agricultural lands to residential or nonagricultural commercial uses." These two are inherently in conflict with the conversion of agricultural land into high-density residential housing, therefore making the request not in conformance with the plan. Commissioner Somsen asked what the timeline was for adoption of the new plan. Admin Ashley explained the goal is and October or November 2022 adoption. It was asked what one is in effect currently and she answered it the 2012 plan and the current drafted plan has no authority until which time the 2012 is repealed and the new one adopted by ordinance. She gave insight on how the comprehensive plan takes time and multiple reviews before that new plan can be adapted. She confirmed with the counsel that until this new comprehensive plan is in effect, the 2012 comprehensive plan still remains in effect. She demonstrated the comprehensive plan is laid out. She explained goal(s) is the main topic being address, objective(s) is how the goal will be achieved. She taught the commissions how to navigate from the comprehensive plan to the county codes to verify that proposals for things such as variances, conditional uses, etc. match the comprehensive plan. If there is something that brings up questions, always check the definitions in the code. If there are things not in the code or items that are vague, the next step would be contacting Caribou County Attorney, Doug Wood. She asked the commission to review the new draft comprehensive plan and to bring their questions, concerns, or comments to the next meeting.

Admin Ashley introduced the Building Bulk and Placement Standards for each zone in the County. In the Agriculture Zone there is a category missing that addresses structures that are commercial but fall under a permitted use such as "agricultural support." She explained the right-of-way on non-survey roadways is determined by measuring from asphalt edge to asphalt edge, finding the center and then measuring toward the property. She pointed out that Agricultural Structures have a setback of 100 feet from the front, side and rear property lines. Historically, when the code was being drafted issues were raised with farmers utilizing the road rights-of-way to park semis and other equipment. Other issues were people not accounting for enough space to access their structures and then utilizing their neighbor's property to access it. Blair Rindlisbaker asked if the building bulk and placement standards applies to things such as hay stacks. Adam Hulse expressed the same question and provided an example on Hegstrom Rd by the scales, where they're placed right at the corner and it's difficult to see, especially in the winter when it begins drifting. He asked who would enforce it. Admin Ashley stated her office would be over enforcement. Commissioner Rindlisbaker asked Admin Ashley if she could put a notice in the paper to make people aware of the restriction; Admin Ashley agreed she could place a notice in the paper.

Admin Ashley said she felt that the 100-foot front yard setback was necessary for agricultural structures. However, when it comes to structures such as grain silos it makes sense to have them placed closer to the property line and not out in the field. In previous discussion with the Commissioners, concerned was expressed about large buildings and the snow that falls of the structure and its impact to the neighboring property. This is particularly an issue when dealing with larger structures. She proposed the option of having a sliding sideyard setback requirement based on the size of the structure. For example, structures under say 4,000 square feet can have a 20-foot setback and all structures larger than that have a setback of more. She asked for feedback from their commission regarding this a day. Commissioner Somsen asked how many agricultural building permits the County receives in a year, Admin Ashley said she believes its somewhere in the ball park of 30 to 40 a year. Commissioner Hulse asked if agricultural exempt buildings are required to obtain a building permit. Admin Ashley explained they are required to apply for one to verify the

placement of the structure and insure its in compliance with setbacks and not encroaching upon easements.

Admin Ashley explained that the Low-Density Residential (LDR) zone requires ten acres per residential lot, High-Density Residential (HDR) zone requires five acres per residential lot when on a private septic and well, and can go as small as a half-acre when connected to city services. In the Commercial (COM) zone residents are only permitted by way of conditional use. Commissioner Jorgensen asked what allowed an operation to split off a piece for a child or other person who is part of the operation. Admin Ashley explained the caretaker split allows a one-time split for a lot that will be utilized for a residence for a caretaker of the operation. She explained that the split can only happen once per deeded tract of land.

The remainder of the meeting was providing the commission a practical overview and utilization of the code, finding information within the code and applying it to applications.

8:43 PM Commissioner Rindlisbaker moved to adjourn the meeting, seconded by Commissioner Somsen, All in favor, meeting adjourned.