

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF
CARIBOU COUNTY, IDAHO HELD THURSDAY, AUGUST 3RD, 2023.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Blair Rindlisbaker, Chairman
Becky Jorgenson
Dow Barker
Noel Cole
Nellie Askew, Admin.

ABSENT: Adam Hulse, Sadie Somsen

ALSO PRESENT: County Commissioner Somsen

7:00 PM Chairman Rindlisbaker called the meeting to order and asked the commissioner members if they had a chance to review last month's minutes. Commissioner Jorgensen made a motion to approve the minutes from last meeting. Commissioner Cole second. All in favor, motion approved.

7:02 PM Chairman Rindlisbaker opened the Public Hearing and recused himself from the public hearing due to the public hearing was regarding his application.

7:04 PM Admin Askew gave overview of TBS Farms request for a 75-foot Side yard Setback to place a grain bin. Admin Askew read narrative statement and advised the public and surrounding landowners have been notified per Idaho State Statue.

7:04 PM Commissioner Barker asked if the Commission had any questions regarding the application. Commissioner Cole stated she does. Commissioner Cole asked Mr. Rindlisbaker if the property owner is aware of how nosey grain bins can be? Mr. Rindlisbaker stated he called the landowner and explained the process and will be running an air floor and with no power, they will be running a grain bin. The trees lining the property will assist in the noise. Windy the landowner is excited to be able to mow back there again. Mr. Rindlisbaker showed on map where the turnaround will be placed on the property and the traffic will be off the road.

7:05 PM Commissioner Barker made a motion to accept the Variance. Commissioner Jorgensen second the motion. All in favor, motion approved.

7:07 PM Chairman Rindlisbaker closed the public hearing.

7:07 PM Chairman Rindlisbaker moved to the next item of business listed on the agenda Commissioner Barker Land Splits – Not connecting properties. Commissioner Barker spoke on the current state of the county wanting to protect our agricultural zone. Commissioner Barker suggested along side the county code allowing minimum lots we add an Agricultural Reserve. This would include trading of development rights from one property to another without having to be connected to the originating property. Once the property enters into an Agricultural Reserve it would no longer have development rights. For example; there is non-farmed ground not being utilized

along the road that would be suitable for housing without jeopardizing the prime agricultural land. Commissioner Jorgensen asked the landowner who owns the 5 acres would own the 40 acres. County Commissioner Somsen showing on the map that where lots that would have the development that could potentially be along side the roads with different ownership and the properties who gave their building rights to those five-acre pieces would remain in the ownership and placed in an Agricultural Reserve. Commissioner Cole stated if I have 500 acres, I could give my rights to 12 different individuals adjacent to a road and with this if I had property up north, I could transfer it too there? County Commissioner Somsen stated that is correct. Commissioner Barker stated it could be anywhere. He stated the thing that would be hard about this is it is conditional and with conditional uses it can be hard very tricky on approval or denying. Commissioner Cole stated with the original 40-acre rule, it was to prevent several homes from popping up and we are defeating the purpose. Commissioner Barker explained this will restrict the property owner to 15% of development. Commissioner Cole if we are picking and choosing what is okay, we need to have very strict guidelines. Commissioner Jorgensen stated our area is not worried about development; individuals are working the ground. Commissioner Cole stated she is worried this is going to restrict corporations if in the off chance they do go bankrupt and need to sell out the land. Commissioner Barker stated it would reflect on the deed that it would restrict development and be an Agricultural Reserve. Commissioner Cole stated so if it changes hands, the next landowner would be aware. Commissioner Barker stated the county would have the control. Commissioner Jorgensen stated there is a lot happening within the county that the county is not aware of. Buildings are being built without permits and things being done. Admin Askew asked if this does happen, how do we as a county enforce the landowners are required to have the Agricultural Reserved placed on their deed. County Commissioner Somsen stated it would be like an air mark on the deed. Admin Askew stated there are other counties in Idaho that have done this similar thing and some have said they have stated it has been a success and others a failure. She stated she will reach out the directors for their experiences and share it with the commission for more detail regrading this process. Chairman Rindlisbaker suggested they table the conversation until next meeting.

7:41 PM Chairman Barker made a motion to close meeting, seconded by Commissioner Cole.