

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, SEPTEMBER 1ST, 2022.**ROLL CALL SHOWED THE FOLLOWING PRESENT:**

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

ABSENT: Wendy Pelayo, Adam Hulse

ALSO PRESENT: George Scheidt – via phone

7:05 PM Acting-Chairman Koller opened the meeting. He asked if there was a motion to approve the minutes. Commissioner Rindlibaker moved to approve the August 3rd, 2022 minutes, seconded by Commissioner Jorgensen. All in favor, motion approved. P&Z Admin stated the agenda had an added action item regarding Short-Term Rentals, Commissioner Rindlibaker moved to amend the agenda, seconded by Commissioner Jorgensen.

7:05 PM Vice-Chairman Koller opened the public hearing to give consideration to the application of George Scheidt. P&Z Admin Ashley provided an overview: Mr. Scheidt is requesting a Plat Amendment to two of his three lots, located east of Tin Cup in the Grouse Creek Subdivision. The lots in consideration are 13 and 15. Their property lines run north to south; he is requesting to have the boundaries changed to east to west. The lots will not lose any noticeable size, they will not be more equal in size. Mr. Scheidt received an approval from the Architectural Control Committee required by their CC&R's and no public comment has been received. Mr. Scheidt added having the boundary lines changed will utilized these two lots better and also keep the rustic feel of the area. Commissioner Somsen made a motion to recommend the commissioners approve the application, seconded by Commissioner Rindlibaker, All in favor, motion approved.

7:32 PM P&Z Admin Ashley asked if the P&Z Commission had reviewed the Set-Backs. Commissioner Rindlibaker asked his neighbor has a pivot that is on the right-of-way and trying to get a combine past that is impossible. Admin Ashley informed that there is a provision in the code that prohibits any part of your operation to impede on the right-of-way. Admin Ashley continued last meeting the commission had talked about amending that set-back zone in the agricultural. Example: In the Agricultural Zone there is 100 feet set back and that can be problematic and can set things into your farm fields. Commissioner Somsen commented about snow fall can be an issue too. Chairman Koller explained you want to keep things at a safe distance but still be realistic. Admin Askew asked the commission what they think would be a realistic set would be. Chairman Koller suggested 30-foot set back and asked Commissioner Jorgensen and Commissioner Rindlibaker what they think as they are farmers. Commissioner Somsen expressed concern from going from 100 feet to 30 feet. Admin Ashley explained that the 100-feet is more based on semis coming on the property and not utilizing the right-of-way. Commissioner Somsen asked Commissioners Jorgensen and Rindlibaker what they think. They replied with 40-foot set back as appropriate. Admin Ashley stated the other part of this would be structures that are under 3,000 sqf does not have the sluff off that a larger structure would be. Examples: An office building for the operation would not be the same as your agricultural building would. Admin Askew stated there could be different categories that could specify types of buildings are what their requirements would be. Examples: A building that requires semis to come and go would have a further set back and one that is does not required could have a shorter set back. Admin

Ashley stated distribution and load structures would be the 100-foot turn around and 40 from the side and office or other structures not required large vehicle access would be same as the residential at 40-feet. She shared an example of screen would it would look like. Commissioner Rindlisbaker made a motion to recommend the County reconsider the setbacks for conformity and practicality of the uses, seconded by Commissioner Somsen, All in favor, motion approved.

7:57 PM Admin Ashley asked who had reviewed the Comprehensive Plan. Commissioner Somsen explained the interactions she has had with the community regarding the plan and its purpose and what it is not. Admin Ashley advised the commission that Commissioner Jorgensen had reviewed that plan and returned it back with great input regarding the Agricultural portion and adding more information. She stated she is still needing to add a section about aquifers and retaining the vitality of insuring the aquifers. Admin Ashley reviewed overview of Comp Plan.

Admin Ashley introduced Short-Term Rentals. The county has run into several issues with Short-Term rentals and how to keep track of them. In the past and current the county is requiring them to apply for a conditional use permit. Admin Ashley reached out to the Planning and Zoning Admins from around the state of Idaho to see what their policy was on short-term rentals. She received a copy of what Valley County does. They have taken a different stance, which is an Administrative Application that have to renew annually. Commissioner Jorgensen They have to pay an annual fee? Admin Ashley confirmed and stated it also helps them stay compliant with the county code, it also grants the neighbors more ability in case of situations surrounding the short-term rental. Commissioner Rinlisbaker Would this be from now on or would be grandfathered in for existing? Admin Ashley answered there would no grandfather in in order to keep it fair for the entire county. Everyone in the county would receive notices of the change. They have to show proof of safety. Any short-term rental housing more than 12 opponency would still be required for a conditional use permit. Provision in the building code would be added stating that per 200 sqf would be one occupant. Commissioner Jorgensen asked this goes for people who own it and surrounding areas? Admin Ashley answered this would be the condition for the people who are renting the house. Example if someone renting the house and had the stereo blasting at 2 am, this would be breaking this. They need to have the rules posted in the house. She gave overview of what the new requirements would be and stated she believes it is a good solution. Chairman Koller and Commissioner Somsen agreed. Admin Ashley shared the example of Lava Hot Springs losing over 200 residents to Short-Term Rentals and having a permit like this in place will help prevent our area losing Long-Term living to Short-Term Rentals. Commissioner Rindlisbaker made a motion to recommend a change to how the County regulates short-term rentals, Commissioner Jorgensen second.

8:40 Commissioner Rindlisbaker moved to close meeting, seconded by Commissioner Jorgensen, All in favor.