

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF
CARIBOU COUNTY, IDAHO HELD THURSDAY, OCTOBER 5th, 2023.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Blair Rindlisbaker, Chairman (via phone)
Adam Hulse, Co-Chair (via phone)
Beck Jorgenson (via phone)
Noel Cole (in-person)
Dow Barker (in-person)
Nellie Askew, Admin

ALSO PRESENT: Teri Moore, Zaneta McKinley, Forrest McKinley, Ralph Hopkins, Brain Hopkins, Walt Kuchler, Marty McCullough, Ken Lawrence, Clint Bennett, Michelle Atkinson, Blair Atkinson, Bryce Welker, Annette Hollanson, Angela Barns, Eric Hobson, Karen Hopson, Bill Henesh, A. Scott Hopson, David Meller, Jeff Martinsen, Ben Goodie, Nolan Crowther, Courtney Rigby, Sarah H., Roger Rigby, Jared Henesh, Melanie Bice, Jow Bice, Charles Fryer, Brett Spurrier, Steve Glimmer, Rusty Hayes, Jama Meiko, Nate Hale, Michell Martin, Dick Hydzik, Paul Kowallis, Matt Swopa, Starlee Kowallis, Billy Rasmussen, Stacy Rasmussen, Brad Hemmert, Carol Call, Robert Cents, Bill McClasky, LeAnn Langedyke, Tyra Hayes, Tamra Henesh, Tyler Henesh, Betty Gentry, Charles Gentry, Colleen Foster, Catie Aulbach, Jodi Gaines, Tim Gaines, Marlene Russell, David Orchard, Alan Erickson, Matthew Maughan, Spencer Hirschi, Sara Hirschi, Jerry Walker, Ron Myers, Wyatt S., Bill Horsley, Denise Horsley, Lonnie Gummersall, Jason Maughan, Jacob Farnes, McKenzie Call, Cindy Erickson.

7:07 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 Barker made a motion to approve the minutes from last meeting. Commissioner Cole second. All in favor, motion approved.

7:10 PM Chairman Rindlisbaker opened the Public Hearing for the Amendment to the Caribou County Zoning Map for Ken Lawrence.

7:10 PM Admin. Askew gave over of the application: Ken Lawrence is requesting an amendment to the Caribou County Zoning Map. This request would re-zone 60-acres of his 183-acres from Agricultural to High-Density Residential.

7:11 PM Applicant Ken Lawrence gave overview of request: He stated he had no idea that what he thought was a modest plan, would cause such an upset and he apologizes. He and his friends were looking for place a to retire. He knew that in order to be able to afford this property, they would have to sell of a part of it due to the wheat not having high production. Mr. Lawrence continued and stated current

zoning only allows to for one residence, what we are looking for it 4 to 5 lots along Bailey Creek Road. This would allow them to continue to farm and offset the financial. He does not believe this would negatively impact the area much.

7:17 PM Commissioner Cole asked Mr. Lawrence why he is applying for High-Density over Low-Density if these lots were going to be 6 to 12-acres. Mr. Lawrence stated he was informed the minimum is 20-acres. Commissioner Cole stated 60-acres split three ways is three 20-acres each. Mr. Lawrence stated he is willing to adjust his request to whatever he needs to if it makes a difference. Commissioner Barker asked Admin Askew if he is approved for High-Density does it give him the ability to split down to 2-acres blocks. Admin Askew state in the proposed zone the minimum for individual well and septic is 5-acres, anything below that would require a community system. Commissioner Barker expressed his concern if the commission grant this, the applicant has the ability to split it down to 1-acre and install a community system, the county would not be able to stop him from doing this. Mr. Lawrence stated he has no intention to do that and asked if there is a way to place a condition on the zone. Commissioner Barker stated there is no way to place a condition on the zone.

7:22 PM Chairman Rindlisbaker turned the time over to public for comment.

- Public comment in support:
 - Nolan Crowther: Expressed support for the zone amendment as the owners before him were in support for developing the property and current crop will not produce.
 - Alan Erickson: Expressed support for the zone amendment in the additional tax revenue for the school districts and moving forward as a community in allowing growth.
 - Catie Aulbach: Expressed support for the zone amendment in needing the additional homes in order to bring in extra resources to provide better for the community.
- Public comment in opposition:
 - Walt Kuchler: Expressed opposition for concern of increased drugs, crime, and violence.
 - Zaneta McKinley: Expressed opposition for possible government agendas behind development projects.
 - Bryce Welker: Expressed opposition for concerns regarding the water sources, roads, and wildlife.
 - Karen Hopson: Expressed opposition in regards to investments and the property owner doing his due diligence.
 - Scott Hopson: Expressed opposition for concern of increased drugs, crime, and violence and the unknown of potential of mass development.
 - Tim Gains: Expressed opposition in concerns of water sources and wetlands that cover this property.

- Angela Barns: Expressed opposition in concerns not meeting the criteria in Caribou County Code for approval.
- Annette Hollanson: Expressed opposition in concerns the current road not being sufficient enough and the concern the unknown plans of the applicant.
- Ryan Hopkins: Expressed opposition in concerns in approval of this and the developer will come in and make millions based off the proposed zone.
- Matthew Maughan: Expressed opposition in agreeance with what everyone has said and waterways and if applicant has more detail, he would be in support.
- Ben Goodie: Expressed opposition on no clarity from the applicant and he has heard multiple options from the applicant and concerns regarding wildlife.
- Wyatt Smith: Expressed opposition in development with no control and there are plenty of lots for sale for people to move into. Expressed disappointment in the vagueness of the notification.

7:52 PM Chairman Rindlisbaker gave Ken Lawrence an opportunity to address concerns.

7:53 PM Mr. Lawrence stated he hears the concerns of the people and understands their concerns and he hopes there is another designation that would work with what they are trying to accomplish. Commissioner Barker informed Mr. Lawrence the Commission is currently working on alternate ideas. Mr. Lawrence stated he is will to cut back because they are not wanting to develop it all. Member from the crowd asked Mr. Lawrence if this was an investment from the beginning. Mr. Lawrence stated it is a place for them to retire but in order to afford the property they need to sell off some of the land. Mr. Lawrence believed his request is modest. He does not believe people would build a home in the marsh land below but up higher off the road. A member from the public asked Mr. Lawrence if he has addressed the environmental concerns prior to this development and the entire area in the proposed is a marsh land with wild life and is protected. Mr. Lawrence stated he is guessing it would be hard to get a building permit in the marsh land. Commissioner Barker clarified with the public that the discussion has entered into another department that is not related to zoning. Mr. Lawrence stated he has honestly expressed what they are looking to do and if there is a possible way to do this, he is happy to do this no matter the condition. Discussion was had from the public regarding another way to accomplish this. Commissioner Barker clarified with the public that the discussions are related to another process and not the application at hand.

8:02 PM Planning and Zoning Commission permitted Nolan Crowther to make an additional statement. Mr. Crowther stated that the property has restrictions on certain pieces that the U.S. Army Corps of Engineering was involved and these

pieces will never be developed. Mr. Crowther conveyed the landscape of the property in question.

8:04 PM Chairman Rindlisbaker closed the public hearing.

8:05 PM Chairman Rindlisbaker stated the plans seems unclear and he is not in favor of it and the applicant needs to address the concerns addressed and come back with an official plan. Commissioner Hulse agreed with Chairman Rindlisbaker. Commissioner Jorgenson stated our county was surveyed for the Comprehensive Plan and the people wanted to keep mining, mining and the Agricultural, Agricultural and we need to listen to the people.

8:07 PM Commissioner Cole made a motion to deny that application to Amend the Caribou County Zoning Map based on the applicant not meeting required 7 items for approval and it is not inline with the 2023 Comprehensive Plan. Commissioner Jorgenson second. All in favor, aye.

8:08 PM Commissioner Cole made a motion to table continued conversation regarding Development Right Transfer till next meeting. Commissioner Jorgenson second. All in favor, aye.

8:08 PM Chairman Rindlisbaker made a motion to close meeting, seconded by Commissioner Barker.