

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, OCTOBER 6TH, 2022.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Nolan Koller - Vice-Chairman
Blair Rindlisbaker
Adam Hulse
Sadie Somsen
JoAnna Ashley, P&Z Admin

ABSENT: Wendy Pelayo, Becky Jorgensen

ALSO PRESENT: Dick Anderson & Miles Steadman

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 September 1st, 2022 minutes, seconded by Commissioner Somsen. All in favor, motion approved. Commissioner Koller asked if there was an amendment to the agenda, no amendment was added.

7:06 PM P&Z Admin Ashley presented conditional use application overview for Mountain Valley Metals, owed by Hank & Melissa Carpenter. The request is for a metal fabrication and manufacturing business. Located at 186 River Road, Grace, ID. The Carpenters purchased the business as is from the previous owner who did not go through the appropriate process. The Carpenters were not aware they needed a conditional use permit, until it came to the attention of Planning & Zoning. Admin Ashley gave property overview of where the business is located, route for traffic, location of residence, surrounding properties. The Carpenters are currently adding and addition on the business for both the metal fabrication and for farm operation. Commissioner Somsen asked if the Carpenters house was visible from the business. Hank Carpenter answered it is visible from high site. Admin Ashley read written comment in approval for approval.

7:09 PM Vice-Chairman Koller opened the public hearing to give consideration to the application of Hank & Melissa.

Public Comment on conditional use:

7:10 PM Melissa Carpenter 186 River Rd, stated they bought the shop as an existing building. She said they thought they went through all the requirements, including getting permits from the state of Idaho. She stated they have run the business for two years and fabricated roofing panels and all of the trim. Chairman Koller asked if they do corral panels as well. Hank Carpenter said they do the self-standing panels by request and also for personal use.

7:11 PM Dick Anderson 119 River Rd; state they just wished the operation was bigger and more of it. He felt like it contributed to the revenue in the area.

7:12 PM Miles Steadman 1919 Thatcher Cemetery Rd, he said there haven't been any issues. They're good neighbors and work hard. They haven't seen any problems and totally support them having the business. Commissioner Somsen asked if has purchased panels from them, which he stated he had not.

7: Commissioner Koller asked if they store much finished inventory. Hank Carpenter stated they keep coils, but the longest storage time frame is a week to 10 days. They make it as it is ordered, and it is customized to the customers specifications. Commissioner Hulse asked if they have any employees. Hank Carpenter stated it was just him and his wife Melissa.

7:14 PM Chairman Koller closed the public hearing. He asked if there was any discussion or a motion. Commissioner Rindlisbaker made a motion to recommend the Commissioners approve the application as he has found that the application meets all of the standards of approvals as outlined in the staff report and based on the public comments received. Motion seconded by Commissioner Somsen. All in favor, motion approved.

7:20 PM – 7:30 PM General conversation regarding proper channels of permits and metal fabrication.

7:30 PM Commissioner Hulse stated he had a gentlemen bring up building permit fees and how this gentleman believed the permit fee amount to be unfair. Admin Ashley explained the fee is determined on total square footage and there are 7 stages of inspection done. If the house has a large square footage, it takes longer to inspect than a house with a smaller square footage. And the fee includes things other than the visual inspections. It includes the paper work that goes with those inspections, as well as continuous training for the building inspector. She explained the county has adopted Idaho States Fee Schedule for building permit fees. Admin Ashley explained situation around the county that Rowdy the County Building Inspector had to enforce changes due to safety reasons and flooding issues.

7:48 PM Admin Ashley presented proposed code amendment requiring Access in the Subdivision Ordinance. Access to a development or subdivision shall meet the following requirements: 1) Safety. All road systems shall provide for unobstructed traffic circulation for residents, fire-fighters and fire equipment in case of an emergency. This requires wide, well-constructed roads with sufficient turnarounds to prevent getting stuck off the road, and to allow simultaneous access by emergency vehicles and escape by local residents. Turns must be designed, and hill grades established allowing for truck traffic. 2) Key Box/KnoxBox. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for lifesaving or fire-fighting purposes, the Fire Chief or Sheriff may require a key box or KnoxBox to be installed in an accessible location. The key box or KnoxBox shall be of a type approved by the Fire Chief or Sheriff and shall contain keys to gain necessary access as required. Combination locks are acceptable when appropriate codes are furnished to the local fire department and Caribou County Dispatch. Should a key box or KnoxBox not be installed the fire department or Sheriff may take such actions as necessary to access the property. The requirements of this subsection shall not apply if the access road is equipped with a knock-down gate.

Admin Ashley provided a refresher for proposed code amendment for Short-Term Rentals from last meeting. Changing short-term rentals from using conditional use permits to administration permit. Going to administration permit, it would give the surrounding property owners more say. Example: If the short-term rental continuously has parties and disrupting the neighbors, they are able to make a compliant. It also streamlines the process with the county, providing a cleaner process. Commissioner Rindlisbaker asked will all current short-term rentals with conditional use permits will be grandfathered in. Admin Ashley answered they will not be grandfathered in and will have to go through annual permit process.

Admin Ashley provided a refreshed for proposed code amendment for Set Backs from last months meeting. Agricultural setbacks: Changed from Single-family residence Rear Yard 30 feet to 20 feet. Accessory Structures: Rear Yard set backs from 15 feet to 20 feet. Adding Structures for distribution, loading, storage, etc. requiring large vehicle access: From Local Road R-O-W 100 feet, Arterial or Collector Road R-O-W 100 feet, Rear Yard 40 feet, and Side Yard 40. Commercial structures not requiring large vehicle access: From Local Road R-O-W 40 feet, Arterial or Collector Road R-O-W 50 feet, Rear Yard 30 feet, and Side Yard 20 feet.

Low-Density Residential setback: From Accessory Structures to Residential Accessory Structures. Adding Structures for distribution, loading, storage, etc. requiring large vehicle access: Rear yard from 50 feet to 40 feet. Side Yard from 50 feet to 40 feet.

High-Density Residential setback: Single- and two-family residences and residential accessory structures: Rear Yard from 20 feet to 10 feet. Or dependent on height of building, or whichever is greater.

Commercial: nonresidential uses for listed for CG district, Parking Lots, and Accessory buildings, on From Local Road R-O-W will change from 30 feet to 10 feet. Residential uses From Local Road R-O-W will change from 25 feet to 30 feet, Side Yard will change from 7 feet to 10 feet.

Light Industrial and Wholesale: Using as listed LIW district, Parking Lots, and Accessory Buildings will change From Local Road R-O-W from 10 feet to 30 feet. Adding Structures for distribution, loading, storage, etc.; requiring large vehicle access From Local Road R-O-W 100 feet, From Arterial or Collector R-O-W 100 feet, Rear Yard 40 feet but if requiring large vehicle access is 100 feet, Side Yard 40 feet but if requiring large vehicle access is 100 feet, Maximum Freestanding Sign Height (feet) 35 feet, and Minimum % Landscaped 5%.

Industrial District: Uses as listed in industrial district, Parking lots for permitted uses, and Accessory buildings the From Any Road R-O-W will change from 10 feet to 50 feet. Adding Structures for distribution, loading, storage, etc.; requiring large vehicle access From Local Road R-O-W 100 feet, From Arterial or Collector R-O-W 100 feet, Rear Yard 40 feet but if requiring large vehicle access is 100 feet, Side Yard 40 feet but if requiring large vehicle access is 100 feet, Maximum Freestanding Sign Height (feet) 35 feet, and Minimum % Landscaped 5%.

8:17 PM Present Pebble Creek proposed code amendment allowing recreation cabins. Admin Ashley gave an overview of the existing subdivision requirements of having a community well system before building can take place. This proposal would allow a single structure of 1,200 square feet or less on the lot. And would require the pack out system. That includes packing in water and packing out waste. No wells or septic tanks will be allowed, until further area was able to install community systems. But allowing this will help individuals in this subdivision as well as others throughout the county still be able to utilize the area.

8:38 Commissioner Rindlisbaker moved, seconded by Commissioner Hulse, All in favor.