

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD WEDNESDAY APRIL 3RD, 2019.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Regan Phillips - Chairman
Glayd Christensen – Vice Chairman
Nolan Koller
Scott Hayden
JoAnna Ashley, Secretary

EXCUSED: Jeff Godfrey

ALSO PRESENT: James Ackerman
Bryce Somsen
Mark Matthews
Chris Knox
LeGrand Van Gass

6:05 PM Chairman Phillips called the meeting to order. Secretary Ashley recommended postponing the discussion regarding the Subdivision Ordinance and only focus on the proposed Zoning Ordinance. All were in agreement to focus only on the proposed Zoning Ordinance for the time being.

Secretary Ashley outlined the need for a revision to the County’s Zoning Ordinance:

- Minimum lot requirements for residential houses in the agricultural zone
- Bringing the code into compliance with state statutes
- Removing conflicts within the code
- Expanding the code to address more uses within the County
- Restructuring the code to make it more user friendly
- Adding missing definitions to further clarify and simplify the code
- Combining the High Density Residential (HDR) and High Density Residential Subdivision (HDRS) zones under HDR
- Combining the Low Density Residential (LDR) and Low Density Residential Subdivision (LDRS) zones under LDR
- Adding a new zone called “Special Lands” to address State and Federally owned lands within the County
- Clarifying the public hearing requirements for various zoning applications
- Addressing the requirements for parcel sizes and use of individual septic systems and community sewer treatment
- Clarifying the requirements for subdivisions

Secretary Ashley went on to outline revisions made to the code. Significant changes in the code included:

- Master Planned Community development – adding a clear defined process.
- Adding clear governance for mining within the code and where it is an allowed use subject to the Federal Regulation process for mining.
- Outlining where rifle and pistol ranges would be allowed or permitted as conditional uses in the County
 - Discussion among those present concluded that having them as conditional uses in the Agricultural and Commercial zones would allow for regulation on the type of use, frequency

of use, type of backdrops, allowed types of targets. The result is that it is still an option but can be overseen to ensure for safety and peace of use.

- The question was raised regarding fireworks. It was discussed that the State of Idaho has statutes governing them and the County would not need to address it in their ordinances.
- Short term house rentals such as AirBnb, VBO and HomeAway. Discussion concluded that they would be allowed in the Commercial Zone and allowed by Conditional Use in the Agricultural, Low Density and High Density Zones.
- Urban Service Area allows for the County to allow a local City's ordinance to govern in the Area of Impact (AOI) without the County having to adopt the City's ordinances specifically. Secretary Ashley outlined how the AOI agreement between the City of Soda Springs and Caribou County resulted in the County adopting the City's zoning ordinances. However, it placed the burden on the County to now maintain two zoning ordinances. As a result anytime the City of Soda Springs makes changes to its zoning ordinance the County would have to consider adopting the same revisions and going through the public hearing process to adopt the changes for the AOI as well. It has created a cumbersome process. Having the Urban Service Area option allows for the County to simplify the AOI agreements and reduce its burden of maintaining multiple zoning codes.
- Adopting a Fee Schedule to handle the cost of planning and zoning process such as the fee for a conditional use, variance, subdivisions, etc.
 - It was discussed whether or not the outlined fees would be adequate and whether they should be raised. After overview of the cost of the process and staff time involved it was decided to leave the fees as they were and then reevaluate them later if needed.
- The Addressing portion of the proposed ordinance was directly copied from the County's current Zoning Ordinance.
- There were options to consider new zones in the zoning code that Bannock County had included in their code. After review of the available zones that could be included in the new code it was decided to only include Special Lands as an additional zone.
- The Agricultural, Low Density and High Density zones specifically designate the size of the parcels as well as the minimum lot sizes in subdivisions in the respective zones.
- The setbacks were discussed in the Agricultural zone. It was decided to keep the setbacks at 30 feet for Local Roads and 50 feet for Arterial or Collector roads. Further adding the requirement that there is an additional 50 feet required for hay shed and potato cellar.
- Amending the minimum lot size for a residential house in the Agricultural zone to 40 acres.
- There was a review of the addition of subdivision requirements in each of the Agricultural, LDR and HDR.
- Questions were raised regarding shipping containers. It was recommended to look into it at a later date.
- Adding that setbacks also apply to commercial stables, corrals, piles of manure, bedding and hay.
- Adding uses for temporary dwellings for dependent persons and accessory cottage dwellings.

9:07 PM Glayd Christensen moved to adjourn the meeting, seconded by Scott Hayden. All in favor, meeting adjourned.