

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, JULY 18<sup>th</sup>, 2019.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Reagan Phillips - Chairman  
Glayd Christensen – Vice Chairman  
Nolan Koller

JoAnna Ashley, Secretary

ABSENT: Jeff Godfrey, Scott Hayden

ALSO PRESENT: Bryce Somsen, Commissioner  
James Ackerman

7:00 PM Chairman Phillips called the meeting to order. Glayd Christensen moved to approve the minutes from June 6<sup>th</sup> seconded by Nolan Koller. All in favor, motion approved.

The Planning and Zoning Commission reviewed the final plats for the Grouse Creek Subdivision's replat. After review it was determined all was in order and the plats were signed by Chairman Phillips, to then be forwarded onto the County Commissioners and County Treasurer for their signatures.

Secretary Ashley opened the discussion regarding the proposed Subdivision Ordinance. The discussion resulted in the following:

- There is an ordinance governing Recreational Subdivisions (see attached), however only the Squaw Creek, Pebble Creek Subdivision all phases and Earl Smith Subdivision were addressed within the ordinance. Secretary Ashley recommended the Commission look at adopting the same verbiage into the subdivision ordinance and expand it to include Caribou Village Phase I as well.
  - Discussion among the commission resulted in them agreeing they would like to see that added to the proposed ordinance.
- Secretary Ashley stated she had discussed subdivision roads with County Road and Bridge Supervisor Kim Spencer. He expressed concern with the idea of the County putting in code they would adopt the road and maintenance when ten houses were built in a subdivision. Due to the layout of a subdivision ten house could be built on three different roads in a subdivision and cause the County to maintain significantly more road. Further sometimes a subdivision may developed a ways past where the County maintenance stops, possibility resulting in a significant increase of maintenance.
  - It was discussed and the suggestion that there would have to be ten houses on the same stretch of road and has to connect to currently maintained County roads before the road was adopted. Further discussion though felt like it could be left up to the Commission to review each request individually and not assign a number of residences.
- It was discussed how the utilization of a Zoning Permit prior to any development of a lot can provide clarity for what a piece of land can be used for. A realtor can request a zoning permit for a piece of land for sale and it will provide what the land can be used for. This would be a requirement prior to any building permit being issued so as to ensure compliance with the zoning code.
- Secretary Ashley stated that Kootenai County had a process for the consolidation of lots within a subdivision so that a house could be built across a lot line without having to go through replatting the subdivision. She recommended the Commission considered adopting their code verbiage to govern how to legally combine parcels in a way that would allow construction over a lot line. The code would require a replatting of the subdivision to remove the lot consolidation.
  - Discussion among the commission and those present concluded this would create a much

need solution to address past land splits as well as people desire for home construction in the future when owning more than one lot in a subdivision.

- It was discussed how the proposed Subdivision Ordinance also has the additional requirements to govern:
  - Plat requirements for identifying slope and grade within a subdivision to govern where houses can be placed on a lot once platted.
  - Site inspections prior to the submittal of a preliminary plat with the Planning and Zoning Administrator, Building Inspector and any other professionals deemed needed to make informed decisions on the layout of the land.
- Secretary Ashley outlined how Kootenai County had a more in-depth description of when land would be exempt from the subdivision requirements and felt it would be better to utilize their verbiage over what was currently outlined.
  - Commission discussion concurred with this and recommended using the new verbiage.
  - It was discussed how boundary line adjustments should be handled and decided that the code appeared to be sufficient in handling boundary line adjustments.
- It was discussed how land that was illegally split would not be allowed to apply for developmental permits until they come into compliance.
- Secretary Ashley pointed out that in the new Zoning Ordinance it required all buildings including mobile homes to have the 60 pounds per square foot snow load. Commissioner Somsen stated he felt that absolutely needed to be put back into the code as it was a significant issue at the time it was added. He stated the argument at the time was the a trailer house could be in the City and not subject to the snow load requirement, yet if it was moved out into the County it would be required a ramada was added to bring it into compliance with snow load. There was a great deal of discussion regarding the pros and cons of amending the Zoning Ordinance to allow the exemption again to mobile homes. There was not a conclusive decision made regarding adding it back into the Zoning Ordinance.

Chairman Phillips stated he had concerns about the vagueness “year round living” in the Recreational Subdivision verbiage. It was discussed and the consensus was if a person wanted to build a home in a recreational subdivision, live there year round and take the responsibility to have year round access via road maintenance the County would not interfere. Therefore additional regulation on the definition of “year round living” would not be necessary.

9:26 PM Nolan Koller moved to adjourn the meeting, seconded by Glayd Christensen. All in favor meeting adjourned.