

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, SEPTEMBER 5<sup>TH</sup>, 2019.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Reagan Phillips – Chairman (via phone)  
Glayd Christensen – Vice Chairman  
Scott Hayden  
JoAnna Ashley, Secretary

ABSENT: Nolan Koller, Jeff Godfrey

ALSO PRESENT: Kellen & Ginevra Lahaye  
Dr. Phillip Knox

7:00 PM Vice Chairman Christensen chaired the meeting due to Chairman Phillips being present via the phone. Vice Chairman Christensen did roll call, Scott Hayden was present with Chairman Phillips present via the phone. Vice Chairman Christensen outlined the process for the public hearing.

7:05 PM Vice Chairman Christensen opened the public hearing to give consideration to the application of Kellen & Ginerva Lahaye requesting approval of a variance of 30 acres to the 40-acre minimum lot requirement in the Agricultural Zone. The variance would allow a single-family dwelling, garage and accessory building as necessary to be built upon the 10 acres at the parcel located at 2861 Nipper Rd, Chesterfield, Caribou County, Idaho

Genevra Lahaye stated that they are asking a variance for the construction of the home. She stated that their bank would not lend on a parcel larger than 10 acres. She said her and her husband are part of the day to day function of the horse and hay operations that take place on the family's 140-acre farm, of which these 10 acres is attached to contiguously. The close proximity to the ranch also places them close to her parents, which also allows their children to have interaction with their grandparents. They would have procured the County required 40-acre parcel if their bank would have allowed them to receive the funding still. However, due to their bank's requirements they are limited to 10 acres only. She stated that they have spoken with the neighbors and they are aware it is in the process additionally she stated her and her husband were considerate of the placement of their home so as not to interfere with views of the surrounding neighbors.

Dr. Phillip Knox 950 Miles Rd, Bancroft ID stated he was in favor of the variance.

7:07 PM Vice Chairman Christensen closed the public hearing and opened it discussion among the Commission, of which there was a brief discussion. Dr. Knox wanted to reiterate that the placement of the house on the land available was carefully considered so as to not impede the views of the surrounding neighbors of which there was only one. Scott Hayden made the motion to recommend the approval of the 30-acre variance request to allow the construction of a single-family dwelling, garage and accessory buildings due to the hardship of the lending restrictions allowing them to only finance for a house with a maximum parcel size of 10 acres. Additionally, where the family ranch was willing to provide the County Required 40 acres it showed a good faith effort on their part to meet the requirements, seconded by Chairman Phillips. All in favor, motion approved.

7:17 PM Chairman Phillips excused himself for the remainder of the meeting. The Commission moved into casual discussion with no further motions made as there was no longer a quorum present. They discussed briefly the proposed Subdivision Ordinance as well as the previously adopted setbacks in the County.