

**MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, JULY 9<sup>TH</sup>, 2020.****ROLL CALL SHOWED THE FOLLOWING PRESENT:**Reagan Phillips – Chairman  
Glayd Christensen  
Wendy Pelayo  
Nolan Koller  
JoAnna Ashley, P&Z Administrator**ABSENT:** Scott Hayden – Vice Chairman**ALSO PRESENT:** Nefi Garcia, APC Towers  
Jacob Farnes, Caribou County IT Director  
Patrick & LaDawn White  
Nathan White  
Kent & Kristine Allen

7:00 PM Chairman Phillips called the meeting to order. Wendy Pelayo moved to approve the minutes from the June 4th, 2020 meeting, seconded by Nolan Koller. All in favor, minutes approved.

7:05 PM Chairman Phillips opened the public hearing to give consideration to the application of AMC Wireless, on behalf of APC Towers requesting approval of a Conditional Use permit for a wireless telecommunications facility (as permitted under County Ordinance 2020-01 12.36.01.A) consisting of a 135-foot-tall monopole to hold three carriers' antennas and a 65'x65' fenced area to hold the carriers associated equipment cabinets to support the communications of the attached antennas. Admin Ashley read the notice of public hearing and provided a summary of her staff report and recommendation of approving the application as it meets all rules and ordinances and with one condition as recommended by the Idaho Department of Fish and Game.

Nefi Garcia 366 E Signal Rd, North Salt Lake is representative of APC Towers which is a tower developer company that builds them and then the carriers place their equipment on the tower. In this case Verizon Wireless is who is requesting the tower. The proposed height of one-hundred-thirty-five feet (135') is due to the vicinity of the airstrip and quite a bit shorter than the two-hundred-foot (200') tower Verizon was hoping for. Additionally, there will be a six-foot (6') lightning rod so the total height will be one-hundred-forty-one feet (141'). Jacob Farnes, Caribou County IT professional raised concerns regarding the proposed location of the tower in relation to the air strip located near Bancroft. Mr. Garcia said they consulted an FAA consultant who reviewed four locations, and this location was the one approved with the 135' tower height. Later a 7460 Federal Aviation Administration (FAA) review will also be required from the FAA before construction begins. Chairman Phillips pointed out that the air strip runs east to west and the tower is located south of that so it would not interfere with approach or departure of airplanes. 200' poles are required to be lighted. A light on the pole may be required when the FAA completes their 7460 review and requirements. Wendy Pelayo moved to recommend the Caribou County Commissioners approve the conditional use permit with the following conditions: 1) Minimal security lighting for on-ground facilities and lights that are down-shielded as recommended from the Idaho Fish and Game Biologist; 2) the county receive a copy of the 7460 FAA report prior to construction; seconded by Glayd Christensen. All in favor, motion approved.

Several members of the Commission asked Nefi what it would take to get additional towers located in other areas of the County which have poor service. Mr. Garcia said Casey Gibson, out of Pocatello, is the radio frequency engineer for Idaho in this area and who investigates the locations for the towers. He would be

willing to talk to Mr. Gibson to see what is recommended for this area. Chairman Phillips asked the estimated time of completion for the communication tower. Mr. Garcia said it is estimated the tower will be completed late in Quarter Four of 2020 or early in Quarter One of 2021.

Chairman Phillips brought it to the attention of Admin Ashley that the Traughber Short-Term rental that was approved last month, was taking reservations but when he drove by the day before today, the required parking area to the south of the house and out of the right-of-way had not yet been established. Admin Ashley said she would look into the matter.

Chairman Phillips opened the discussion regarding the requests of Mark and Terri Sadler and Patrick and LaDawn White to have personal shops that exceed 1,400 square feet. There was no public input on the requests. The Commission discussed the characteristics of the subdivision and the surrounding area. The proposed structures are in the same subdivision and it was determined that Helena Chemical and Stoddard Farms each had quite large shops and these proposed shops would be in alignment with other buildings in the area in size and design. Glayd Christensen moved to approve the proposed shop size of 3,200 square feet for Mark and Terri Sadler at 2011 Madsen Dr, Grace, Idaho and the 3,024 square foot shop for Pat & LaDawn White at 2005 Madsen Dr, Grace, Idaho, with the requirement that a primary residence must be constructed concurrently; seconded by Wendy Pelayo. All in favor, motion approved.

7:53 PM Glayd Christensen moved to adjourn the meeting, seconded by Nolan Koller. All in favor, meeting adjourned.