

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, SEPTEMBER 3RD, 2020.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Scott Hayden – Acting Chairman
Glayd Christensen
Nolan Koller
Wendy Pelayo
JoAnna Ashley, P&Z Administrator

ABSENT: Reagan Phillips – Chairman

ALSO PRESENT: James Ackerman

7:00 PM Acting-Chairman Hayden called the meeting to order. Glayd Christensen moved to approve the September 3rd, 2020 minutes as drafted, seconded by Wendy Pelayo. All in favor, motion approved.

Chairman Hayden turned the time over to P&Z Admin Ashley to introduce the discussion regarding codification and code updates. She outlined the proposed changes which included the following:

- Changing it from a “Simple Subdivision” to a “Simple or Minor Land Division” and a requirement that the legal description must be done as metes and bounds.
 - The Commission was in support of this change.
- She pointed out that in the Subdivision Ordinance there are designated abbreviations to identify utilities on the plat. She recommended adding one for “Fiber” as well as adding a condition that in addition to power the subdivision has to have either a phone or cable line for communication purposes.
 - There was a discussion among the Commission members regarding this proposal. Wendy Pelayo stated that she felt it should be required as not having it installed would really increase the cost of building for future owners. Others were in agreement with her. As a result, they concluded that at a minimum the developer should be required to extend a communication hub to the beginning of the subdivision which then future land owners could extend services from. This could keep the cost of development lower while still providing an avenue for residents to have access to these services.
- Change the reference of “Nitrate reducing system” to the “Extended Treatment Package Septic System” and the subsequent definition as provided by DEQ.
 - The Commission was in support of this change.
- Minor update to the Subdivision Ordinance regarding open space subdivisions. Density should be 10 acres instead of five as currently listed.
 - After a brief explanation of the impact of the change the Commission was in agreement of the change.
- Updating the rules governing Accessory Cottage Dwellings. She recommended changing the code to allow them in the Agricultural Zone additionally, currently they’re only allowed in the Low-Density Residential and High-Density Residential Zones. Further recommended that there is a maximum square foot size added to the code, such as 900 square feet.
 - The Commission discussed the recommendation. Wendy Pelayo asked what the restrictions are for Accessory Cottage Dwellings and P&Z Admin Ashley referenced back to the code the requirements for the structure. Chairman Hayden recommended the dwelling be no more than 50% the size of the primary structure. There was a brief discussion on what the size limitation should be. James Ackerman who was attending the meeting recommended the Commission make the maximum be 1,000 square feet. The conclusion of the discussion was they supported a size restriction whether it was 900 or 1,000 square feet.

- Changing the process for personal shops that exceed 1,400 square feet in size. She recommended having the process become one that the Planning and Zoning Administrator handled instead of the Commission. All other components of the rules would stay, but that the final decision would be up to the Administrator.
 - Commission members were in support of this change.
- Updating the uses chart to change that religious assemblies/churches are not allowed in the Light Industrial or Industrial zones. Road Contractor is not allowed currently in the Commercial and changing it to be a Conditional Use Permit instead.
 - The Commission was in support of these changes.
- Separating hotels from motels as uses and allowing motels in the agricultural zone by conditional use. This would be an avenue to address those who wish to have family compound type settings as well.
 - The Commission was in support of these changes.

8:00 PM Glayd Christensen moved to adjourn the meeting, seconded by Wendy Pelayo. All in favor, meeting adjourned.