

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, APRIL 15th, 2021.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Wendy Pelayo - Chairwoman
Glayd Christensen – Vice-Chairman
Nolan Koller
Scott Hayden

ABSENT: Reagan Phillips

ALSO PRESENT:

7:23 PM Chairwoman Pelayo opened the meeting. P&Z Admin Ashley asked if everyone had a chance to review the discussion from the public input from the April 1st meeting. Everyone acknowledged that they had. The discussion began regarding the application of Shaun Anderson for a Conditional Use Permit for a Butcher and Meat Processing Shop. The shop will be located at 1918 Niter Bench Rd, Grace, Idaho. The Commission discussed the application and everyone felt this was a needed business in the community and further that the proposal was sound. Scott Hayden moved to recommend the Commissioners approve the application as drafted as he finds it in compliance with those requirements in Chapter 13.08.05 of the Caribou County Zoning Code and with the condition that the Health Department approve a waste management plan before Mr. Anderson can proceed, seconded by Nolan Koller. All in favor, motion approved.

The Commission held a discussion for the application of Jerry Lakey, and appointed representative Babe Meyers, who are requesting approval of an amendment to the Caribou County Zoning Map. The Zone Amendment would allow a change from the AG-Agricultural Zone to the HDR – High-Density Residential Zone. The property in question is approximately 295 acres, located east of The City of Soda Springs, directly east of Gunnell Road and north of Highway 30, in Caribou County, Idaho. P&Z Admin Ashley noted that a Developmental Agreement, as outlined in Chapter 13.11 in the Zoning Ordinance would allow the County to manage the type of development in the area as well as place a timeline for what would happen with the zoning if the land was not developed. Nolan Koller stated he was in favor of it with the discussed restrictions. Scott Hayden said he was also in favor understanding that several details would be addressed through the subdivision process. Nolan Koller moved to recommend the Commissioners approve the zone amendment to HDR based on the fact that the standards of approval in Chapter 13.10.02.B have been met and further recommend a developmental agreement as outlined in Chapter 13.11 of the code, be entered into which would restrict the land to single-family dwellings only; a time limit be placed for the development to occur as outlined in Chapter 13.11.05.G., and if it did not become developed the land would revert to agriculture; seconded by Scott Hayden. All in favor, motion approved.

The Commission held a discussion for the application of Nathan Hale, owner of Whiskey Creek Ranch, LLC, is requesting approval of a Conditional Use Permit for a Shooting Preserve and a Skeet Range. The shooting preserve would include approximately 660 acres contiguous to 301 Bench Lago Rd, Grace, Idaho. The Commission discussed the comments from the prior meeting and all felt that the application met the requirements for approval. Glayd Christensen moved to recommend the Commissioners approve the application as he has found it meets the conditions of Chapter 13.08.05 of the Zoning Code and further with the following conditions: 1) the hunts take place only between September 1st and January 31st; 2) only six paying hunters, hunt at a time; 3) there is only one commercial hunt a week; 4) all state and federal laws are adhered to; seconded by Scott Hayden. All in favor, motion approved.

8:15 PM Scott Hayden moved to adjourn, seconded by Glayd Christensen. All in favor, the meeting adjourned.