

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, SEPTEMBER 2<sup>ND</sup>, 2021.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Wendy Pelayo - Chairwoman  
Glayd Christensen – Vice-Chairman  
Scott Hayden  
JoAnna Ashley – P&Z Administrator

ABSENT: Nolan Koller & Reagan Phillips

ALSO PRESENT: Ken & Meloney Rasmussen                      Ryan Rasmussen  
James Ackerman

7:00 PM Chairman Pelayo opened the meeting. Glayd Christensen moved to approve the September 4th, 2021 minutes, seconded by Scott Hayden. All in favor, motion approved.

Chairwoman Pelayo opened the discussion to review the preliminary plat of Highline View Subdivision as submitted by Kenneth & Meloney Rasmussen, representatives of KMR construction. Planning & Zoning Administrator provided an overview of the requirements within the County's code and then went through the proposed preliminary plat with the members of the Planning and Zoning Commission. At the conclusion of the review, Scott Hayden moved to approve the preliminary plat with the following conditions, 1) the total acreage of 50.4 be added to the plat 2) a clause indicating how the highline view road would be adopted by the County 3) note 12 is corrected to indicate the zoning is currently High-Density Residential, 4) two amendments to the CC&Rs which are section 1.22 correct "disturbed" to "distributed" and section 2.2 clarify that the variance clause does not apply to setbacks and that authority is solely retained by the County and governing laws. Glayd Christensen seconded the motion. All in favor of motion approved.

Planning & Zoning Administrator JoAnna Ashley provided the Commission with a draft proposal of the Solar Ordinance. She provided an overview of the draft proposal and requested the Commission review it over the next month and bring back any suggested changes.

P&Z Admin Ashley also explained there may be another text amendment for the Code coming to address the 1<sup>st</sup>-3<sup>rd</sup> additions of Pebble Creek Subdivision and possible alternative construction options that would utilize pack-systems which would not require septic systems or wells. She is currently awaiting feedback on the proposal from an engineer who has volunteered his time and resources to help with the design component of this code change.

P&Z Admin Ashley explained the Comprehensive Plan is moving forward and she wanted to know if any of them would be willing to be on the County Staff committee that would be on the frontlines of working through the plan. Chairwoman Pelayo said she would be interested in joining the committee.

8:25 PM Glayd Christensen moved to adjourn, seconded by Scott Hayden. All in favor, meeting adjourned.