

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, DECEMBER 2ND, 2021.

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

ABSENT: Reagan Phillips, Nolan Koller

ALSO PRESENT: Judy Hatch James Ackerman
Jessica Hatch

6:00 PM Acting Chairman Glayd Christensen opened the meeting. He asked if there was a motion for the November 4th, 2021 minutes. Wendy Pelayo moved to approve the minutes, seconded by Scott Hayden. All in favor, motion approved.

P&Z Admin JoAnna Ashley provided an overview of the public hearing process and procedures. Mrs. Ashley went on to provide a brief update regarding the Comprehensive Plan revision process. She said that the letters were mailed and the survey had 183 responses so far. The survey had three survey questions which received a great response with 88 respondents writing answers for changes their proud of in the county, 110 respondents writing answer for what their most concerned with and 87 respondents shared additional thoughts on the final open-ended question. Later she reviewed all of the questions and responses received for the survey to date.

6:05 PM Chairman Christensen opened the public hearing to give consideration to the application of Carl & Judy Hatch, who are requesting approval of a Conditional Use permit for a Short-Term Rental in the Agricultural Zone. The Conditional Use would allow the use of an existing house as a short-term rental for up to 7 occupants at a time and is located at 2723 Hatch Loop, Bancroft, Idaho.

Mrs. Ashley provided an overview of the application and indicated that the applicants were requesting the rental to have seven occupants at a time and the additional conditions would include: 1) Renter is required to be at least 25 years old. 2) No alcohol or smoking allowed in the house or on the premises. 3) No loud parties. 4) Firearms would be locked in the owner's vehicles and not allowed in the house. 5) No open fire pits allowed outside and no fireplace in the house available to the renters. 6) Propane fire pits and barbeque grills would be allowed in designated areas only. 7) There will be no RVs for people to stay in 8) Tents will be allowed on the grassy area surrounding the immediate house if provided by the renters. The house has been owned by the family since it was built and the use of it as short-term rental would help offset the costs of the farming operation.

Jessica Hatch explained her in-laws and her husband and herself own all the land around the house, and also live on either side of the house. There are absolutely no other homes in the vicinity that would be impacted by this use.

The Commission deliberated and Scott Hayden moved to recommend the Commissioners approve the application as drafted as it is in compliance with the standards of approval within the code, seconded by Wendy Pelayo. All in favor, motion approved.

6:25 PM Chairman Christensen opened the public hearing to give consideration to the proposed Ordinance 2021-03 that will amend the following components of the County Code:

- Chapter 7.12 and Chapter 13.48 to allow a process to request a variance to the maximum road grade standard for roads and private driveways and also to define driveways which are in subdivisions or city area of impact must adhere to the standards.
- Chapter 12.20 to allow agricultural land splits to adhere to the minor land division process, and removing the limitation that a split can only result in four tracts.
- Adopting Chapter 13.48.370 to govern the use and installation of Solar Energy.
- Chapters 13.12, 13.20, 13.24, 13.28, 13.32, 13.36 changing the standard that any lots under five (5) acres in size must connect to a community sewer system, and any lots five (5) acres or more in size may a private septic system.
- Chapter 13.48 to allow either a foundation or other approved anchoring system for the installation of a manufactured home. Chapter 13.12 removing the term “including mobile homes” as another portion of the code dictates that mobile homes may only be installed within mobile home parks.

Mrs. Ashley provided an in-depth review of the proposed revisions. Regarding the proposed new Solar Energy portion of the code, she explained the following. She had reached out to the following State and Federal agencies during the course of consideration for how to draft the Solar Energy ordinance; Public Utility Trade Commission, Idaho Department of Environmental Quality including the highest state level positions, the Governor’s Office of Minerals and Energy Resources, and locally the IDAWY Landfill Director Jason Lower. The question posed was how would solar farms be decommissioned and what is the protocol for this process and could our local landfill receive the unrecyclable components of the panels. The conclusion of this outreach and research is that even if the County did require a decommission trust for a commercial solar facility there is currently no protocol or guarantee that the solar panels could be disposed of at the time they went out of commission. Based on these findings and after prior discussion with the Planning and Zoning Commission and the County Commissioners it was agreed the proposed Solar Energy code would prohibit the placement of any solar farm or large solar operation in the County with the exception of the Level SESs as outlined in the proposed code.

James Ackerman asked regarding the provision under manufactured homes that placed the requirement that any mobile home built prior to June 15, 1976 would have to be rehabilitated prior to use. Mrs. Ashley explained that provision of the code was already adopted and not part of the changes being considered. However, it was adopted previously as that is the HUD standard and requirement for mobile homes and therefore adopted by the County.

At the conclusion of the overview Scott Hayden moved to recommend the Commissioners approve Ordinance 2021-03 as drafted, seconded by Wendy Pelayo. All in favor, motion approved.

6:41 PM Scott Hayden moved to adjourn the meeting, seconded by Wendy Pelayo. All in favor, meeting adjourned.