

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, MARCH 2ND, 2022.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Wendy Pelayo - Chairwoman
Nolan Koller – Vice-Chairman
Becky Jorgensen
Blair Rindlisbaker
Glayd Christensen
JoAnna Ashley, P&Z Admin

ABSENT:

ALSO PRESENT:

6:00 PM Chairwoman Pelayo opened the meeting. She asked if there was a motion to approve the minutes, Blair Rindlisbaker moved to approve the February 3rd, 2022 minutes, seconded by Nolan. All in favor, minutes approved.

Mrs. Ashley began by providing the Commission an overview of the purpose of the comprehensive plan and its effect on applications for such things a conditional use permits, zone amendments and subdivisions. She used Bannock County's recently completed comprehensive plan as an example of what the completed plan could look like in the template and how the goals, objectives and policies can be laid out. The copy of their plan can be viewed here <https://www.bannockcounty.us/wp-content/uploads/Bannock-County-Comp-Plan-Final.pdf>. After providing an overview of the function and purpose of the plan Mrs. Ashley began to explain challenges with the current plan. Of note there is a huge support in the plan for RV parks, campgrounds and overnight accommodations and the County as now seeing a big impact of that as there are several conditional use applications for these uses. However, the current citizen survey that closed December 31st, 2021 showed that RV parks and campgrounds were the second least supported business out of the options available. This is an example where the new plan could make revisions such as a goal that states, promote growth in the city area of impacts, objective could be support the installation of RV Parks and campgrounds in the area of impacts and that will be compatible with surrounding uses.

Blair Rindlisbaker asked if the results of the survey could show where people were from and how they answered the survey. Mrs. Ashley stated that one of the survey questions asked where they were located in the County, or if they own land in the County but did not live there or do not own land but would like to move to the County. The respondents who were in support of tourism in the County as indicated by the comments they provided; they were all landowners in the County but do not live in the County.

Mrs. Ashley explained that there are 17 topics that must be included in the Plan, per the State Land Use Code. In the plan they have consolidated them into like topics to avoid duplication and make more effective objective, goals and policies. She provided the Commission examples of how they could take the citizen feedback and use them to create goals, objectives and policies in the Plan. When funding or grant opportunities become available, the goals, objectives and policies can support the County in pursuing these funding opportunities and increase the likelihood of success. She then provided an overview of the results from the Citizen Advisory Committee meeting and the topics that came about from that meeting. See the attached document for the full details of that document.

Mrs. Ashley pointed out that there may be concerns raised, that fall outside of the County's scope. For example, there was a need expressed in the citizens survey for more multi-family housing options. This is

not something that is viable in the County simply due to the inability to provide the community services for such uses such as sewer and water. However, in the Plan it would be within the County's scope to say an objective is, "The County will support where possible the cities in the installation and development of multi-family housing opportunities." Chairwoman Pelayo asked what this would like in application, she expressed concern that the cities couldn't currently support the growth for say new restaurants and other needs expressed by the survey respondents. She shared that she had concerns that there may not be areas in the city to support growth and or new businesses. Mrs. Ashley explained that the County's responsibility would be to direct the person expressing the interest to the city near their desired area and then leave it to the city to help explore the options in the city limits where that use may be viable. She went on to explain that one of the major challenges of growth outside the cities is the need to address sewer and water. Outside of a residential septic system it may be challenging to get septic permits for commercial uses if the Health Department determines the use could provide a greater impact than a residential use. She shared the example of Shaun Anderson and his conditional use request for a butcher shop on Niter Bench Road. The hold up on his permit was not the County, but the Health Department and Idaho Department of Environmental Quality requiring him to do a special study to show that having a septic system for the shop would not cause a greater nitrate impact than a residential use.

Nolan Koller stated he would like to see something in the Plan to help protect the ground in the County as he has noticed a trend where Bayer and the other plants continued to expand their waste piles. After seeing all that has transpired with the old Kerr McGee site and the reclamation, he feels there should be something to help encourage reclamation of the industrial areas in the County and also encourage the infill of the mines when use is completed, instead of leaving open pits. He feels there are impacts on the recreational uses in the County like hunting but not having these remediated better. Mrs. Ashley stated there could be an objective along the lines of "encourage local industries to minimize lasting impacts to the land, and include in the reclamation the closure of open pits." Nolan Koller was in support of an objective of that nature.

Mrs. Ashley continued to review the items from the Citizens Advisory Committee (CAC) meeting and provide suggestions and ideas to the Commission for what these could look in the Plan as goals, objectives and policies.

When Mrs. Ashley was discussing the item that discussed maintaining a rural aspect of the community. She explained that there are subdivision designs and options that can include green belts, walking trails, etc. incorporated into the planning of the subdivision that would allow landowners to maintain a very rural feel, while still being in the area of impacts in the cities. Ensure adequate and diverse housing in local cities or areas in the area of impact. Becky Jorgensen asked what effecting the growth around Bancroft. Mrs. Ashley pointed out that Bancroft is most effected currently by the zoning in the AOI for the city as more than 90% of it is zoned Agricultural. She said the County has been trying to work with the City of Bancroft to renegotiate the Area of Impact agreement and the zones with in the AOI that would change it to High-Density Residential and Low-Density Residential, which would allow residential development around the city.

At the conclusion of the review of the CAC meeting notes the Commission members agreed they would review the information further. In addition, Mrs. Ashley asked the Commission to review the setbacks in each zone in preparation of next meeting.

7:27 PM Nolan Koller moved to adjourn the meeting, seconded by Blair Rindlisbaker. All in favor, meeting adjourned.