

ORDINANCE NO. 98-02

AN ORDINANCE OF CARIBOU COUNTY, IDAHO, AMENDING ORDINANCE NO. 83-1, THE ZONING ORDINANCE OF CARIBOU COUNTY, IDAHO, AND ORDINANCE NO. 83-2, SUBDIVISION ORDINANCE OF CARIBOU COUNTY, IDAHO, TO PROVIDE A DEFINITION FOR "RECREATIONAL SUBDIVISIONS"; ALLOWING RECREATIONAL SUBDIVISIONS IN AGRICULTURAL ZONES; TO DEFINE WHAT IMPROVEMENTS WOULD BE REQUIRED WITHIN RECREATIONAL SUBDIVISIONS; ALLOWING ALTERNATE POWER SOURCES; REQUIRING SEPTIC TANKS AND DRAIN FIELDS; REQUIRING WATER STORAGE TANKS AT EACH HOME; REQUIRING ROADS TO ALL RESIDENCES WITHIN A RECREATIONAL SUBDIVISION TO BE CONSTRUCTED IN ACCORDANCE WITH COUNTY STANDARDS FOR GRAVEL ROADS; LIMITING THE GRADE OF ROADS WITHIN RECREATIONAL SUBDIVISIONS; ELIMINATING ANY REQUIREMENTS FOR THE MAINTENANCE BY THE COUNTY OF ROADS WITHIN RECREATIONAL SUBDIVISIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CARIBOU COUNTY, IDAHO, AS FOLLOWS:

Section 1: Article II, Section B of the Zoning Ordinance of Caribou County, Idaho, Ordinance No. 83-1, is hereby amended to add a new term and definition thereof as follows:

Recreational Subdivision:

"A subdivision in which the dwellings and/or lots are intended or designed for use on a limited basis for recreational purposes, and not intended for use as a primary year-round residence in which the road, travel easements, and open spaces are not dedicated to the public, but are retained as private facilities that will not be maintained by the County, and which shall include all facilities or improvements required for subdivisions as set forth in the Subdivision Ordinance except those specifically applying to water, sewage disposal, power, and roads for recreational subdivisions as set forth in the Zoning Ordinance and/or Subdivision Ordinance of Caribou County, Idaho."

Section 2: Article VI of the Zoning Ordinance of Caribou County, Ordinance No. 83-1 is amended to reflect that Recreational Subdivisions are permitted uses within agricultural zones.

Section 3: Article II of the Caribou County Subdivision Ordinance, Ordinance No. 83-2, is amended to add a new term and definition thereof as follows:

Recreational Subdivision:

"A subdivision in which the dwellings and/or lots are intended or designed for use on a limited basis for recreational purposes, and not intended for use as a primary year-round residence in which the road, travel easements, and open spaces are not dedicated to the public, but are retained as private facilities that will not be maintained by the County, and which conclude all facilities or improvements required for subdivisions as set forth in the subdivision ordinance except those specifically applying to water, sewage disposal, power, and roads for recreational subdivisions as set forth in the zoning ordinance and/or subdivision ordinance of Caribou County, Idaho."

Section 4: Article V, Section B, of the Caribou County Subdivision Ordinance, Ordinance No. 83-2 is amended to add a new subsection thereto as subsection 12, which shall read as follows:

12. Recreational Subdivision Improvements:

All Recreational Subdivisions shall be required to install all improvements as is required by this Article V for other subdivisions, except as follows:

a. Alternate power sources shall be permitted for homes within a Recreational Subdivision, upon approval by the Planning and Zoning Commission and Board of County Commissioners.

b. A water source shall be required for each home located within a Recreational Subdivision, either in the form of an individual well, shared well, spring, or a water storage tank of a minimum size of 500 gallons.

c. Before any building permit shall be

issued within a Recreational Subdivision, the road to the residence to be constructed, or structure to be constructed, shall be constructed to county standards for a gravel road, and approved by the county road superintendent prior to the permit being approved, and prior to the construction being commenced.

d. All future roads within Recreational Subdivisions shall be of a grade of no more than 7%.

e. All roads within recreational subdivisions shall be private roads, and not dedicated to the county, and shall be privately maintained. The county shall not be responsible for maintenance or snow removal on said roads.

**Section 5:** The only existing subdivisions in Caribou County which qualifies as Recreational Subdivisions at the time of passage of this ordinance are the Squaw Creek Ranchettes Subdivision, Phase I and II, the Pebble Creek Subdivision, all phases, and the Earl Smith Subdivision.

**Section 6:** All ordinances or parts or ordinances in conflict with this ordinance are hereby repealed.

**Section 7:** This ordinance shall be in full force and effect from and after its passage, approval, adoption, according to law.

PASSED AND APPROVED by the Board of County Commissioners of Caribou County, Idaho, this 28 day of September, 1998.

BOARD OF COUNTY COMMISSIONERS  
CARIBOU COUNTY, IDAHO

By: Max E. Rigby  
Max E. Rigby, Chairman

ATTEST:

Edith A. Izatt  
Edith A. Izatt, Clerk