

**Caribou County Planning & Zoning Commission Meeting
Minutes of March 5, 2014**

The Caribou County Planning & Zoning Commission met in regular session on March 5, 2014, at 6:00 p.m. Those in attendance were Planning & Zoning Board Members Loren Smith, Gail George, Ross Harris, Scott Shuler and David Miles. Also in attendance was Krista Christensen, Planning and Zoning Secretary.

Loren Smith, Planning & Zoning Chairman, opened the meeting. He gave the floor to Matthew Collins and Clint Edwards for presenting a variance application to subdivide the approximately 160 acres of property owned by Emmett H. Collins, located at 494 Bench Lago Rd., Grace, Idaho. Emmett Collins intends to sell approximately 40 acres to Matthew Collins. Clint Edwards intends to purchase 15.72 acres of the 40 acres. A home would be built on each of the subdivided properties and the land would be utilized for agricultural purposes. In addition to farming the land, they desire to have horses and possibly a beef cow.

The property is currently in a living trust. It is zoned agricultural.

Nearly one-half of the 15.72 acre parcel is CRP land; mostly rocky with sagebrush.

They may build a barn or a shop in the future.

Matthew Collins' intentions are to help his dad farm and then take over the remaining 120 acres and continuing farming after his parents pass away.

Ross Harris stated that the zoning ordinance states there can be two houses on 160 acres when zoned agricultural, per the zoning ordinance, so one house could be added on the property without a variance. Mr. Harris further stated that there could be only one entrance from the property to the paved road every one-quarter mile.

Matthew Collins and Clint Edwards said they would comply with that requirement.

Loren Smith remarked that a public hearing would be necessary. Matthew Collins and Clint Edwards would take the necessary steps to hold a public hearing. They were seated.

Mark Nicoll was given the floor. Mr. Nicoll was requesting an opinion of the committee regarding the Grouse Creek Subdivision. Mr. Nicoll presented a map of the area and explained the color code: The red area on the map is the Caribou Mountain Range project, which he would like to start building this summer. The Yellow area he would like to purchase to sell 40 acre lots for possible cabin sites (2nd homes). He requested the committee's opinion regarding paving on subdivision roads. The area is very rural. Mr. Nicoll stated that there are not currently any paved roads, excluding the highway.

Scott Shuler asked how many lots he intended to have. Mr. Nicoll stated that he anticipates about 600 acres total to be divided into about 15-20 acre lots. Mr. Harris asked who maintains

the roads. Mr. Nicoll responded that they are all private so there would be no impact to the County.

Loren Smith and Gail George stated that the ordinance reads that new subdivision roads need to be paved, and that to get around that Mr. Nicoll would have to go through the variance process.

Mr. Nicoll asked the opinion of the committee should he present a variance application.

David Miles asked if the existing road was oiled. Mr. Nicoll stated that it was not, but that it was a great gravel road, 24 feet wide.

Mr. Nicoll asked the committee if they would consider changing the ordinance. Loren Smith said he would be against changing the ordinance because it opens up the entire county for future problems.

Mr. Nicoll stated that he would likely not pursue the development if he had to pave the entire road.

Mr. Harris wanted to review the requirements further before giving his opinion. He said the buyers would likely pave the road, or Mr. Nicoll could pave it to make the sellers happy.

Mr. Nicoll asked the board how they would vote if he presented the variance application tonight regarding the pavement, with the purchase of 600 acres being subdivided into 15-40 acre lots.

Mr. Harris, David Miles and Scott Harris stated they would be in agreement with giving the variance. Gail George and Loren Smith's opinion was that the ordinance is in place for a reason and they would be opposed.

Mr. Harris said he believes the committee should look at the ordinance to see why they thought it was necessary. He added that in highly dense areas it is important, but that this project would be for a rural area; that paved roads would bring more traffic and these property owners would want the rural feel.

Mr. Nicoll stated that the paving is cost prohibitive, which is not a reason for a variance.

Mr. Harris asked whether the paved roads would fit into the aesthetics of the area. Mr. Smith said the area is not flat and there would not really be a dust problem due to the terrain.

Mr. Smith said he is opposed to giving variances most of the time. If this was on flat ground with a dust problem he would be opposed, however, on something like this project, based on the type of subdivision and the fact that there is at least one-quarter mile between each parcel, he would likely give a variance. Mr. Smith added that Mr. Nicoll's subdivision is more appealing than the other two variances that the committee has given.

Mr. Harris inquired as to whether the project falls into the 40 acre lot zoning, where it would be considered a light agricultural zoning, rather than a subdivision. Mr. Smith responded that Mr.

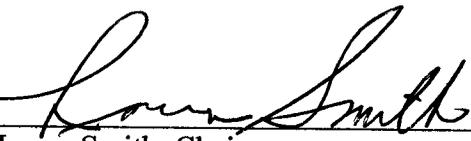
Nicoll would not be able to divide the lots smaller than 40 acre parcels. There was a review of Chapter 3 of the Zoning Ordinances.

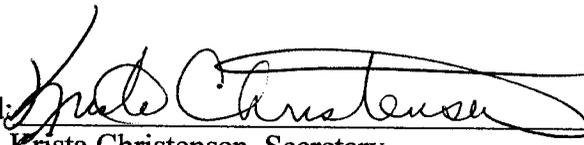
The board's final opinion was that they would be in favor of a variance if he was to present one.

Mr. Nicoll was seated.

The minutes from the February meeting were reviewed. Ross Harris made a motion to approve the minutes; Gail George seconded the motion. All were in favor.

The meeting was adjourned by motion from David Miles and seconded by Ross Harris. All were in favor. The Caribou County Planning and Zoning Commission will meet on April 2, 2014, at 7:00 p.m. for a public hearing.

Signed: 
Loren Smith, Chairman

Attested: 
Krista Christensen, Secretary