

**Caribou County Planning & Zoning Commission Meeting
Minutes of July 10, 2013**

The Caribou County Planning & Zoning Commission met in regular session on July 10, 2013, at 7:00 p.m. Those in attendance were Gail George, Ross Harris and Loren Smith, Planning & Zoning Board Members. Also in attendance were Krista Christensen, Planning and Zoning Secretary, Gerald Tolman, Cameron Thomas, Cami Taggart and Mr. Taggart.

Gail George, Planning & Zoning Vice Chairman, opened the meeting.

The minutes from the March and April, 2013, were reviewed. Gail George made a motion to approve the minutes and the motion was seconded. All were in favor.

Cameron Thomas was given the floor. He presented to the board that his parents owns a 10 acre parcel located at 1135 Hegstrom Rd. and want to deed him 5 acres of the land to build on. Ross stated that the land is zoned agricultural and can only be divided one time to keep agricultural zoning. If the property were to be divided more than that, the zoning would need to be changed, which requires a public hearing. The committee made the determination that Cameron would need to submit a Variance application.

Gerald Tolman was given the floor and presented for the Chesterfield Townsite. Because Loren Smith is on the Chesterfield Townsite Board, he was unable to vote, and therefore the committee did not have a quorum to vote on the matter. Gerald Tolman will return to the July meeting to present to the committee.

Cami Taggart was given the floor. She resides in Grace and wants a variance to build a shed on the north side of her property 20 feet closer to the road than the 80 feet required by the Zoning Ordinance. Cami presented a hand drawn map. Cami stated that they dug their drain filed and their house is at the bottom of sloped land. The shed measurements are 25 x 35, or 900 sq. feet. She stated that there are 2 other sheds closer to the road. There will be no driveway to the road, just gravel in front. Cami stated that Ralph saw no problems with it.

Ross saw no problem with it and believed it was far enough off the road.

Ross made a motion to approve the variance. Loren seconded the motion. All approved. Loren asked about a building permit. Cami said she would contact Ralph Hopkins, and it was requested that Krista Christensen should also contact Ralph Hopkins.

The meeting was adjourned by motion from Ross Harris and seconded by Loren Smith. All were in favor. The Caribou County Planning and Zoning Commission will meet on August 14, 2013, for a regular meeting.

Signed: Gail George 8/21/13
Gail George, Vice Chairman

Attested: Krista Christensen 8-21-13
Krista Christensen, Secretary