

**Caribou County Planning & Zoning Commission
Meeting Minutes of March 2, 2016**

The Caribou County Planning & Zoning Commission met in regular session on March 2, 2016, at 6:00 p.m. Those in attendance were Loren Smith, David Miles and Scott Shuler. Also in attendance were Krista Christensen, Planning and Zoning Secretary, Larry Simmons and Louis Berg.

Loren Smith opened the meeting. The floor was given to Larry Simmons to present a follow up on the Conditional Use Permit issued in July, 2014, regarding the Wood Canyon Gravel Pit. Mr. Simmons said he was given approval by Doug Wood and the County Commissioners, however, he never received the written Conditional Use Permit. He has complied with the conditions of his permit.

The Board informed Mr. Simmons a written Conditional Use Permit would be provided to him. It was further determined that the Conditional Use Permit will remain in place and he is to return in one year with an update.

The floor was given to Louis Berg to present his request for a Conditional Use Permit to develop a Wildlife Park in Caribou County. Mr. Berg informed the Board that his proposed Wildlife Park falls within the City Impact Area. His primary purpose for the park is to raise wildlife to feed his family. He intends to raise birds and antlered and horned species. His secondary purpose is for public view at no charge by way of a nature trail. He said that because the animals are considered exotic, a Conditional Use Permit may not be necessary.

Water for the Wildlife Park will be provided by the City. There is a 62.5 foot easement from the canal, so he will build a fence further out than that along the canal. He has received approval from the ITD and from the Canal Company so long as he stays back from the easement. Mr. Berg has a pond on the property 15 ft. across and 10 feet deep. The State said he could use 2500 gallons a day of ground water, which he does not expect to exceed.

Mr. Berg does not expect to exceed 30 animals on the property. A gift shop will offer wildlife art and tourist items like cameras, bug spray, etc. He intends to rent out non-motorized boats and fishing gear. He has submitted a building permit application to remodel the building on the property. He is applying for a sign permit to advertise the gift shop.

Mr. Berg applied to the City of Soda Springs for a sign permit and for a permit to build a shed on the property. The City of Soda Springs issued Mr. Berg the sign and shed permits. It was determined that the City of Soda Springs did not have proper authority to issue the permits. He hopes to transfer the funds paid to the City of Soda Springs for permits to Caribou County to assist in paying the permit fees.

The Planning and Zoning Board requested additional time to review the information and requests that Mr. Berg return at the April 5, 2016 meeting to discuss the matter further.

The meeting minutes were reviewed from the February 2016 meeting. David Miles motioned to accept the meeting minutes. Scott Shuler seconded the motion. All were in favor. The meeting minutes were accepted.

Scott Shuler motioned to adjourn the meeting. David Miles seconded the motion. All were in favor. The meeting was adjourned.

The Caribou County Planning and Zoning Commission will meet on April 6, 2016, at 7:00 p.m. for a regular meeting.

Signed:


Loren Smith, Committee Chairman

Attested:


Krista Christensen, Secretary