

Caribou County Planning & Zoning Commission
Meeting Minutes of April 6, 2016

The Caribou County Planning & Zoning Commission met in regular session on April 6, 2016, at 7:00 p.m. Those in attendance were Loren Smith, David Miles, Scott Shuler, Planning and Zoning Commission Members. Also in attendance were Krista Christensen, Planning and Zoning Secretary, Phil Christensen, County Commissioner, Jeff Godfrey, Louis Berg and Teresa Berg.

Loren Smith, Planning and Zoning Chairman, opened the meeting.

Phil Christensen, County Commissioner, swore in Jeff Godfrey for his first term as a Planning and Zoning Commission Board Member.

Louis Berg was given the floor regarding for his second presentation regarding the development of a Wildlife Ranch and Gift Shop.

Mr. Berg gave a summary of his intentions (see March 2, 2016 meeting minutes). Prior to April's meeting he submitted his application for a Conditional Use Permit for the Wildlife Ranch, but not for the Gift Shop. Since that time he has submitted his application for a Conditional Use Permit for the Gift Shop. He provided a copy to the committee members. Ralph Hopkins informed him a Conditional Use Permit for the Gift Shop was only necessary if he intended to do any commercial business. Ralph further recommended that only one permit be issued for both the Gift Shop and the Wildlife Ranch.

Mr. Berg informed the Board that the City of Soda Springs refunded him all his permit fees.

Scott Shuler asked Mr. Berg if he intended to have lighted signs on the property. Mr. Berg said he did not, other than recessed lighting on the awning of the Gift Shop that may provide some light to the sign. Mr. Berg said Ralph was in agreement so long as a Conditional Use Permit was issued.

Mr. Smith said he also believed only one Conditional Use Permit would be necessary since the intention was not a Wildlife Facility, but rather a livestock ranch.

Mr. Smith inquired as to whether he had received a letter from the canal company to go ahead with the project. Mr. Berg informed the committee that the canal is 40 ft. across and that his bridge has a cage over it. He said the Canal Company has given their approval, but he has not been able to get them provide anything in writing. Mr. Smith recommended that Mr. Berg obtain a written approval from the Canal Company to save any future problems.

Mr. Smith recommended that a condition be placed on the permit regarding odor and fly control. David Miles motioned to approve the Conditional Use Permit for a Wildlife Ranch and a Gift Shop for a Public Hearing. Scott Shuler seconded the motion. All members were in favor. A Public Hearing will be held on May 4, 2016.

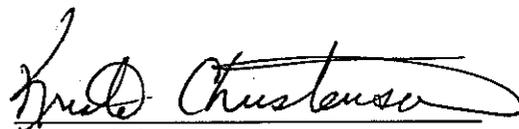
The Committee discussed the City Impact Area and documents provided by Alan Skinner were reviewed, including a copy of the proposed City Impact limits and map, and the draft of the two (2) ordinances. The committee will take the matter under advisement and discuss it again at the May 4, 2016 meeting to see how it all fits into the Comprehensive Plan.

Loren Smith opened a discussion to appoint a Vice-Chair. David Miles nominated Scott Shuler as Vice-Chairman. Jeff Godfrey seconded the nomination. All were in favor. Scott Shuler was appointed Vice-Chairman of the Planning and Zoning Commission.

Minutes of the ~~April~~^{March 2}, 2016 meeting were reviewed. David Miles motioned to accept the minutes. Scott Shuler seconded the motion. All were in favor.

Mr. Smith asked if anyone had other business to discuss. There was no other business. Scott Shuler motioned to adjourn the meeting. Jeff Godfrey seconded the motion. All were in favor. The Planning and Zoning Commission will meet on May 4th for a public hearing.

Signed: 
Loren Smith, Committee Chairman

Attested: 
Krista Christensen, Secretary