

**CARIBOU COUNTY PLANNING & ZONING COMMISSION
MEETING MINUTES OF JUNE 1, 2016**

The Caribou County Planning & Zoning Commission met in regular session and for three (3) Public Hearings on June 1, 2016, at 7:00 p.m. Present were Loren Smith, Ross Harris and David Miles, Commission members. Also in attendance were Krista Christensen, Planning and Zoning Secretary, Chris Guedes, Bryce and Tamara Griffiths, Kent Canaday and Destinee Canaday, Timothy Christensen, and participating via telephone were Jon Goode and JoAnne Mooney.

The floor was opened for the Public Hearing for Agrium's application for a Conditional Use Permit to develop the new Rasmussen Valley Mine for the recovery of phosphate ore reserves contained within Federal Phosphate Lease I-05975. The proposed action is located in Caribou County, within a known phosphate leasing area (KPLA) on the southeast end of Rasmussen Ridge and adjacent portions of Rasmussen Valley in Caribou County approximately 18 miles northeast of Soda Springs, Idaho.

There were no public comments.

The Commission discussed the following conditions to be placed on the permit:
Agrium is to meet all the Caribou County Road and Bridge requirements and State and Federal requirements.

Ross Harris made a motion to approve the permit with the above-stated conditions. David Miles seconded the motion. All were in favor. The Public Hearing regarding Agrium's application for a Conditional Use Permit was closed. This decision will be presented to the Caribou County Commissioners.

If the Commissioners approve the conditional Use Permit, it will be necessary to review it in one year.

The floor was then opened for the Public Hearing of Bryce Griffiths' regarding his application for a Variance to allow a 30 foot easement rather than the required 50 foot easement on property he is purchasing from M. Wells Properties LLC (Wells), so he can gain access to the north part of his property. The Legal Descriptions are as follows:

Wells: Township 8 S Range 41 E Section 24: NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Griffiths: Township 8 S Range 41 E Section 24: SE $\frac{1}{4}$ SW $\frac{1}{4}$

There were no public comments.

David Miles made a motion to approve the Variance. Ross Harris seconded the motion. All were in favor. The Public Hearing regarding Bryce Griffiths' application for a Variance was closed. This decision will be presented to the Caribou County Commissioners.

The floor was then opened for the Public Hearing of Cody and Destinee Canaday regarding their application for a Variance to allow a modular home to be placed on the property located at 5587

Weber Lane, Freedom, Caribou County, Idaho. The land is not part of a 40 acre parcel, as required.

Destinee Canaday took the floor and presented her application as presented at the May 4, 2016, meeting.

Mr. Smith inquired about the sewer system. Destinee said there is no city septic. She is unsure if anyone owning the properties along their road shares sewer systems. Mr. Smith is concerned about the sewer density with homes built on such small parcels.

Krista Christensen read letters in opposition from Ray Lusk and Kyle Weber.

Cody and Destinee Canaday were given the floor for rebuttal comments. Destinee said she agrees the property does look terrible currently, but when they build another home, there will be more room and will be able to clean it up. She said there are pallets piled on the property, which are used to heat their home. The appliances, which include refrigerators and about 10 or 12 hot water heaters, are to sell. The refrigerators have been sold and should be gone this week. The hot water heaters did not sell so they will be taking them to the dump. People of Freedom don't have a lot of money so selling the refrigerators at a low cost is a benefit to the community. They have 1 camp trailer on the property that she recently rented for a short period of time to someone in the area, which also benefitted the community. There is a boat on the property that they are trying to sell.

David Miles made a motion to approve the Variance. Ross Harris seconded the motion. All were in favor. The Public Hearing regarding Cody and Destinee Canaday's application for a Variance was closed. This decision will be presented to the Caribou County Commissioners.

Timothy Christensen with AA Hudson and Associates, was given the floor to present for Grouse Creek Subdivision regarding amending the plat to add additional lots. AA Hudson and Associates are the surveyors of the property. The owners are currently out of state. The owners have been unable to sell the properties as they are currently plotted. Therefore, they want to divide the lots, thinking they will sell more easily.

Mr. Christensen stated that the plat was previously amended, which caused problems that some deeds are written to the first plat and some deeds are written to the second plat, so some property lines have been changed after purchase.

Mr. Christensen passed out maps.

Aaron Cook, County Assessor, took the floor and shared the current problems with the amended plats.

The Commission decided to take the project under advisement and revisit it at the July meeting. Grouse Creek Subdivision representatives are invited back to attend the July meeting for further discussion.

The meeting minutes from the May 4, 2016 meeting were reviewed. Ross Harris motioned to approve the minutes. David Miles seconded the motion. All were in favor. Meeting minutes were accepted.

Mr. Smith asked if there was any other business. Krista Christensen presented Alan Skinner's recommendation that a combined Public Hearing be held with the City and County Planning and Zoning Commissions regarding the City Impact Area. It was decided that we could participate in a special meeting on June 29th at the City offices at 7:00 p.m. for the Public Hearing. Krista will discuss the date with Alan Skinner.

David Miles motioned to adjourn the meeting. Mr. Harris seconded the motion. The meeting was adjourned. The Planning and Zoning Commission will meet on July 6, 2016 for a regular meeting.

Signed: 
Loren Smith, Committee Chairman

Signed: 
Krista Christensen, Secretary