

**CARIBOU COUNTY PLANNING & ZONING COMMISSION
MEETING MINUTES OF OCTOBER 4, 2017**

The Caribou County Planning & Zoning Commission met in regular session on October 4, 2017, at 7:00 p.m. Present were Loren Smith, Ross Harris, Jeff Godfrey, and Nolan Koller, Commission members. Also in attendance were Krista Jahnsen, Planning and Zoning Secretary, Brent Madsen, Wade Olorenshaw, Surveyor, Tim Christensen, Surveyor, and Aaron Cook, Caribou County Assessor.

Loren Smith, Planning and Zoning Chairman, called the meeting to order.

The floor was given to Brent Madsen to provide a follow up presentation regarding the Subdivision he proposes to create in the Grace City Impact Area.

Mr. Madsen said he has talked with and presented the plat to the County Fire Department and Grace School Board. They have no objections to the building of the subdivision. He has gotten the engineering report from Paul Bastian stating that the soil is in good shape, and is more than adequate to build a road to county specs. The State Health Department reviewed Paul Bastian's report and will provide a letter of approval.

Mr. Madsen stated that his attorney will prepare a restrictive covenants agreement for the community before the final plat is complete. The covenants will require the upkeep of the property, and only framed homes will be allowed; no mobile or modular homes.

Mr. Madsen informed the committee that wells will be installed because providing water through Grace's water system would be too expensive.

The Commission questioned Mr. Madsen on winter road maintenance, and whether he has talked with the County. Mr. Madsen responded that he believes the roads in the subdivision will be dedicated to the County. The plan is to go to One Mile Road and back up. Mr. Madsen said the subdivision road will be 1,000 feet from One Mile Road, so it isn't that far.

Mr. Godfrey inquired as to who would take care of the road down the middle of the subdivision. Mr. Madsen said it would be dedicated to the County. He added that it meets the road width requirements for County Maintenance. He informed the Commission that it was his intention to meet with Kim Spencer regarding the matter.

Mr. Godfrey asked if Home Owners Association dues would be required. Mr. Madsen said he would have to talk to Kim Spencer and may need to write it into the Home Owners Association Covenants.

Mr. Smith inquired about what kind of sewer systems he intended to install. Mr. Madsen said they would have septic systems. He added that the engineering came out well, so they do not need to comply with the nitrate system requirements; they can put in a standard system, which has been preapproved.

Mr. Smith asked if he intended to pave the roadway. Mr. Madsen replied that they will pit run the base and then gravel run the road, with no curbs or gutters.

Mr. Koller wanted to know if Mr. Madsen intended to run power to the lots. Mr. Madsen said they will be running power to each of the lots.

Ross Harris made a motion to go into Executive Session. Jeff Godfrey seconded the motion. All were in favor. The public was asked to leave while the Commission held an Executive Session.

Nolan Koller made a motion to end Executive Session. Ross Harris seconded the motion. All were in favor. The public was invited back in.

Mr. Smith asked Mr. Madsen if he had discussed the project with the Sheriff's Department. Mr. Madsen said he would be meeting with the Sheriff.

Mr. Smith inquired about documentation showing that the property had been zoned HDR. Mr. Olorenshaw presented county maps and confirmed that the property has been designated HDR.

Mr. Smith asked if the plat he presented was the preliminary plat. Mr. Madsen confirmed that it was.

Mr. Smith informed Mr. Madsen that the Commission is satisfied with his application, with the exception of the letter from the Health Department and talking with the Sheriff's Department.

The Commission informed Mr. Madsen that they would approve the application once a letter from the Health Department was received and accepted, and after he discussed the plat with the Sheriff's Department.

It is necessary for Mr. Madsen to provide a signed letter of approval from the Grace School Board, the County Fire Department, and the Sheriff's Department.

Once a signed letter is received from the Grace School Board, the County Fire Department, and the Sheriff's Department, as well as a letter from the Health Department, the Commission will submit their affirmative recommendation to the County Commissioner.

Mr. Madsen ended his presentation.

Timothy Christensen (208)852-1155 was given the floor to present an amended subdivision plat regarding the Grouse Creek Subdivision. He said it is the owners' intention to subdivide more lots, but the specs were not approved. They would like to create 9 more lots, however, the Health Department would only approve seven because the soil on two of the lots was not suitable. He said there are currently about 50 lots in the subdivision.

Mr. Christensen informed the Commission that when a subdivision plat is created, it is difficult to undo. He explained that when some lots were sold, part of the neighboring lot was included in the sale. He added that new plats were not created, but legal descriptions were created internally.

An example of the problem can be seen with Lot 28: part of Lot 28 was sold to the owner of Lot 22. The problem is, the Lot 28 plat was never changed., including the sold piece of property. Then Lot 28 was sold.

Mr. Christensen stated that the plats have been amended 3 times, the last time being in 2013. He said they would like to create a new deed that re-deeds every lot.

Mr. Smith asked Mr. Christensen if the problem with Lots 22 and 28 have been resolved yet. Mr. Christensen said they have not.

Mr. Smith informed Mr. Christensen that when he presented to the Commission in July 2016, Mr. Christensen said it was the subdivision owners' intentions to follow the 2013 platting and that they would obtain approval, including signatures, from each of the land owners.

The Commission informed Mr. Christensen that approval of any additional subdividing of property would not be given until they met the requirements that were discussed on July 6, 2016.

The Commission explained to Mr. Christensen that they would be open to the creation of new lots as soon as the problem with plats already created is repaired.

Nolan Koller motioned to go into executive session. Ross Harris seconded the motion. The Commission went into executive session.

Ross Harris motioned to end executive session. Nolan Koller seconded the motion. All were in favor. The public was invited back in.

The Commission informed Mr. Christensen that no approval would take place until the current plat problems were resolved, including but not limited to, plats for lots 12, 13, 22, 25, 28.

Mr. Christensen responded that he would return to the Commission once the plat problems were resolved.

Mr. Christensen's presentation ended.

The Commission read the email from Larry Simmons regarding his annual update for the Wood Canyon Gravel Pit Conditional Use Permit.

They determined that the progress made did meet the requirements. It was discussed as to whether the Conditional Use Permit should be replaced with a permanent permit. It was decided that they would wait another year and discuss it at that time.

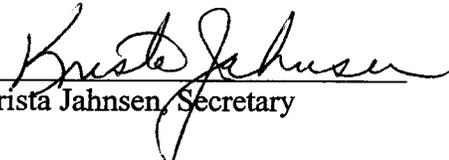
Jeff Godfrey motioned to extend the Conditional Use Permit for another year. Ross Harris seconded the motion. All were in favor. The Conditional Use Permit for Larry Simmons was extended.

Minutes of the August 2017 meeting were reviewed. Mr. Harris motioned to approve the minutes. Mr. Koller seconded the motion. All were in favor. The meeting minutes were approved.

Mr. Godfrey motioned to adjourn the meeting. Mr. Harris seconded the motion. All were in favor.

The meeting was adjourned. The Planning and Zoning Commission will plan on meeting November 1, 2017, for a regular meeting.

Signed: 
Loren Smith, Committee Chairman

Signed: 
Krista Jahnsen, Secretary