

**CARIBOU COUNTY PLANNING & ZONING COMMISSION
MEETING MINUTES OF JUNE 6, 2018**

The Caribou County Planning & Zoning Commission met in regular session June 6, 2018, at 7:00 p.m. Present were Ross Harris, David Miles, Nolan Koller and Jeff Godfrey, Commission members. Also in attendance was Krista Jahnsen, Planning and Zoning Secretary along with members of the public.

Ross Harris called the meeting to order.

The floor was given to Jeff and Kathy Hosek to discuss building a home on an 80 acre parcel located at 1377 Wide Hollow Rd. in Grace.

Jeff and Kathy Hosek, 103 E 3rd N Grace. Builder Ken Finlayson was also present. Mr. Hosek explained that he purchased the piece of property 13 years ago with the intent to build a home. He installed a well, septic system, shop and barn. The septic was built with the purpose of building a 4-5 bedroom home. In April, as they started the process to begin building, he said they became aware that 80 acres was not sufficient acreage to build their home. They are here to apply for a zone change to allow building their home on the 80 acre parcel.

Jeff Hosek passed out documents. He informed the Commission that the three neighbors owning property around their property are all in agreement to them building a home. He added that he has obtained a utility easement from one neighbor.

His packet provided maps, a statement as to how the proposed changes relate to the Comprehensive Plan, and reason for the requested zone change.

Mr. Harris asked for a more specific location. Mr. Hosek said the property is located at the end of the road from Sheriff Gary Oberland, west and south of Gary Oberland.

The Commission discussed changing the zone to Low Density Residential. A public hearing will be held next month.

The Hoseks ended their presentation.

The floor was given to Louis "Mitchell" Porter, 1473 St. Charles Circle, IF Idaho, representing the Mary Ellen Porter Family Trust. Mr. Porter stated that his co-trustee is Carolyn A. Pratt, who was also present. Carolyn Pratt, 597 Green Circle, Preston ID. Doug Porter was also present.

Mitch Porter explained that they own 20 +/- acres just north of the Lame Duck Subdivision. They want to sell the 20 +/- acres to someone for the purpose of building a home. They have accepted an offer from a buyer, contingent on the buyer being able to build a home on the property. There is power, a well and irrigation property rights on the property.

They do not meet the 120 acre requirement so they are presenting an application for a zone change. The funds from the sale will go to the Family Trust for the care of their mother.

Mitch Porter explained that their family purchased the property from Nephi Hopkins in 1965 or 1970. Doug Porter, 197 Clemens Hill Rd., Grace ID, explained that the property was purchased by their parents for the purpose of building a home. They then decided to buy another piece of property and built somewhere else. The family has used the property to farm since then.

An executive hearing was called and the public was asked to leave.

Executive hearing: Zoning Ordinances were reviewed. The Commission discussed the fact that the property was purchased prior to 1983 with the intention to build a home. Therefore they are grandfathered in to the prior ordinances and should be able to be built without a zone change. However, if they do sell the property, the new owners would be required to apply for a zone change.

The buyer is Cody Allen, 141 Cascade Key, Soda Springs, who is present. Mr. Allen stated that he moved here to work as a Geologist for Monsanto. He intends to stay in Soda Springs for the remainder of his life. There is not a lot of acreage available outside an HOA. He doesn't currently have the funds to purchase the property so his parents, Carl and Susan Allen, 900 E 300 N Declo ID 83323, who are present, have agreed to purchase the property to allow Cody and family to save money over the next several years and then build the home.

The Commission informed the Porters that a Public Hearing will be held next month to change the zone to High Density Residential. The Porters ended their presentation.

The floor was given to Dean Welling 888 Hillside Loop, Thayne, WY 83127. He is the Successor Trustee of the Welling Family Trust. He has Power of Attorney for the Burgess Family Trust. He desires to sell 20 acres of property located at the corner of Bailey Creek Rd. and Hawker Ln, SE of the Lame Duck Subdivision, to Joey Odell and approved Mr. Odell to speak in his behalf.


Joey Odell informed the Commission that they would like to apply for a zone change to purchase and build a home on the 20 acre parcel.

The Commission stated that a Public Hearing will be held next month to present changing the zone to High Density Residential. The Porters ended their presentation.

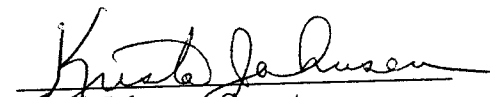
Meeting minutes from May 2018 were reviewed. David Miles motioned to approve the meeting minutes. Ross Harris seconded the motion. All were in favor. The meeting minutes were approved.

Jeff Godfrey motioned to adjourn the meeting. Nolan Koller seconded the motion. All were in favor.

The Commission discussed the fact that the first Wednesday in July is Independence Day. The matter was discussed and it was agreed that the next meeting, three Public Hearings, will be held on Thursday, July 5, 2018. The meeting was adjourned.

Signed: 

Ross Harris, Acting Chairman

Signed: 

Krista Jahnsen, Secretary