

**Caribou County Planning & Zoning Commission Meeting
Minutes of June 1, 2011**

The Caribou County Planning & Zoning Commission met in regular session and for a Public Hearing on June 1, 2011, at 7:00 p.m. Those in attendance were Jon Hall, Stan Wistisen, Ross Harris, and Gail George, Planning & Zoning Board Members. Also in attendance were Kerstin Parsons, Planning & Zoning Secretary, Ralph Hopkins, Don Ayers, Don Aullman, Fred Titensor and Joen Lesson.

Jon Hall, Planning & Zoning Chairman opened the meeting. The minutes for May, 2011, were read and approved.

A Public Hearing was then opened, as approved at the prior meeting. Jon Hall explained Public Hearing procedure. The floor was then given to Mr. Don Ayers. Mr. Ayers filed an application requesting that a parcel of property (approximately 160 acres) be re-zoned from Agriculture Natural Resource to Low Density Residential. Said parcel of property is currently in the Ray Peterson Trust. This would allow a family dwelling to be on a 40 acre parcel verse a one family dwelling on a 120 acre parcel. The Commission inquired to if the neighbors are ok with the re-zone. Mr. Ayers said there is no intentions on building a subdivision.

There was no written correspondence received. The floor was then opened to the public for comments. Don Aullman stated he was un-committed. Mr. Aullman was concerned if there would be a tax increase on the neighboring properties. Jon Hall indicated that he didn't think that it would have any effect on property taxes. Ross Harris said that it hasn't effect the area where he lives. Mr. Ayers stated there would not be an increase in property taxes unless there is a major development.

Ms. Joen Lesoon was given the floor. Ms. Lesoon lives directly east of the property and is in total opposition. Ms. Lesoon is not sure if it will affect just Mr. Ayers property or if it will affect the entire valley. Ms. Lesoon would like for the property to stay as its current zone, Agriculture Nature Resource. Ms. Lesoon inquired that since one home is already build on the 120 acres, could another home be built at the current zone. Ralph Hopkins stated that another home could be built, due to the first home being grandfathered in. Ralph Hopkins further stated the even Mr. Ayers application was approved, it could still be sold as one parcel. Mr. Ayers application would allow 4 homes to be built, each on a 40 acre parcel. Ms. Lesoon stated she saw the survey of the property and it was already divided into 3 parcels. Mr. Ayers stated it is not divided, but they are three separate parcels of property. Mr. Ayers indicated to Ms. Lesoon that he is only requesting the parcel of property containing 120 acres. Ms. Lesoon stated that she was still in opposition of the re-zone. Mr. Ayers indicated that the re-zone would not affect any other property, unless improvement was made. The Public Hearing was then closed at 7:22 p.m. Stan Wistisen made a motion to approve the application for the zone change. Ross Harris seconded, all were in favor.

There was further opposition from Ms. Lesoon, however Jon Hall stated the Public Hearing was closed.

Fred Titensor was given the floor. Mr. Titensor is representing Valley Implement and filed an application on behalf of Caroline Christensen, a current property owner. Mr. Titensor would like to purchase a parcel of property from Caroline Christensen, approximately 179 acres. However, the property is currently zoned as Agriculture Natural Resource and he is seeking to have it rezoned as Commercial. Valley Implement is running out of room at their current location and would like to build in Caribou County. Based on the demographics and location of where they would like to build, it would be in a central location for all Caribou County patrons. The location of the parcel of property is Southeast of the Northwest at the Southwest corner of the Northeast corner on a tract in the west 1/2 of the Southeast quarter of Section 11, Township 9 South Range 40 East less right way. It is a parcel of property located near a 4-way stop, more commonly known as the "Y." Mr. Titensor indicated the access road would be approximately .8 miles from the intersection. Mr. Titensor stated that Valley Implement would need approximately 20 acres and this piece of property would be located near the highway. Mr. Titensor stated this would be a central location for all patrons from Soda Springs, Grace and Bancroft. Due to the need for room and the need to be central for all customers, Valley Implement would rather build in the County instead of picking a City to build.

Jon Hall indicated that he is disinclined to approve the request for safety concerns. Also, Jon Hall would like to see Valley Implement pick a City, instead of expanding in the County. Jon Hall also indicated that there is no advantage to have Valley Implement in the County.

Stan Wistisen was concerned that the shoulder of the road is not big enough to accommodate the types of equipment going in and out of Valley Implement. Stan Wistisen indicated he would like to see an access on Highway 30 going towards Bancroft, if possible. Mr. Titensor indicated he respects where the Board members are coming from, however, he still thinks it would serve the patrons better to be in a central location.

Ross Harris indicated he had a safety concern regarding the access of Valley Implement being too close to the intersection. Ross Harris indicated he would like to see an access constructed on the Highway 30 to Bancroft as well, due to the little amount of traffic.

Gail George applauded him for wanting to expand the business, however recognizes the safety concerns with having a business at that location.

Again, Jon Hall stated he would like to see Valley Implement build within a City. Ross Harris indicated he understands why Valley Implement would like to build at that location, but would like Valley Implement to try and obtain different access to the parcel of property. Jon Hall stated that the Board would table the application. As of now, the decision of the Board with regards to the zone change from Agriculture Natural Resource to Commercial is denied.

Meeting was adjourned. The Caribou County Planning & Zoning Commission will meet on July 6, 2011, for a regular meeting.

Signed: Jon Hall
Jon Hall, Chairman

Attested: Kerstin Parsons
Kerstin Parsons, Secretary