

**Caribou County Planning & Zoning Commissions Meeting
Minutes of October 1, 2014**

The Caribou County Planning & Zoning Commission met in regular session on October 1, 2014, at 7:00 p.m. Those in attendance were Loren Smith, Gail George, Scott Shuler and David Miles, Planning & Zoning Commission Members. Also in attendance were Krista Christensen, Planning & Zoning Secretary, Scott Patterson and Carla Stone.

Loren Smith opened the meeting. The August 13, 2014 meeting minutes were reviewed. Gail George motioned to accept the minutes. David Milesg seconded the motion. All were in favor.

Scott Patterson with Northwest Pipeline Communication was given the floor. He said Northwest Pipeline Communication is proposing the installation of a 40 ft. tower with 3 ft. in the ground and 37 ft. tall, at a meter station for the use of internal communication. It would be placed in the rear corner of their station in a gravel area with no landscaping. It would simply be an addition to the facility. There would be no additional noise, vibration or odor and no other structure changes. There would be no public access to it. It would send signals in two directions, one to Fish Creek and the 2nd to Joe's Gap in the east in the Montpelier area. There would be no changes to roads, access or driveways. It would be triangular in shape, made of galvanized steel and anchored in 3 ft. of concrete. It would be designed to handle extreme wind. We would have it certified by an Idaho State Certified Engineer.

Loren Smith opened the floor for questions. Gail George asked what his purpose was for bringing this before the Planning and Zoning Commission.

Mr. Patterson said that in other counties a Conditional Use Permit has been required, along with a building permit, to make sure it was built appropriately. Mr. Patterson is inquiring as to the requirements of Caribou County.

Scott Shuler asked if this would be erected in the city or in the county. Mr. Patterson stated that he was informed by the city that it is in the county.

Mr. Smith added that the area is right on the edge of the high density housing area and that there is a height restriction of 35 ft. Mr. Patterson replied that he would look into whether they can lower the height of the tower to meet the standards.

Mr. Smith added that all towers require a building permit but, due to the small height, it may not; maybe a permit would only be required for the base. He suggested Mr. Patterson talk with Ralph Hopkins. Mr. Patterson said he had not yet talked with Mr. Hopkins but he intended to.

Mr. Smith inquired as to the size of the lot. Mr. Patterson said it is 100 ft. x 50 ft.

Mr. Smith informed Mr. Patterson that if they reduce the size of the tower to 35 ft., no approval is necessary, but if they want the tower built at 37 ft. then a Variance will be required. He

advised Mr. Patterson to follow up with Ralph Hopkins regarding the need for a building permit for the base.

Mr. Patterson said he would look into it further.

The floor was given to Carla Stone. Ms. Stone is a real estate agent. She has listed 232 acres known as the Crow Creek Half Way House property, located in the middle of the Caribou National Forest. She would like to know if new owners could use the land for a possible commercial venture, like outfitting, and if a structure or structures, like a hunting lodge, could be built on the property once the land was sold. She is selling the entire 232 acres together. She doesn't want to represent it incorrectly to any potential buyers.

The last owners sold 5 acres separately to a family member, who built a yurt and uses it during the summer and during hunting season. Mr. Smith informed her that the 5 acre division is considered a split of the property. Mr. Smith said the land can be sold, but it cannot be subdivided.

Ms. Stone informed the commission that the person who currently owns the 5 acre split parcel told her there would be a problem.

Mr. Smith responded saying there would only be a problem if the new owners wish to build on the 232 acres.

Ms. George inquired as to the zoning of the acreage. Ms. Stone said she believed it was zoned agriculture, however, nothing is growing on it.

Ms. George informed Ms. Stone that they could not start a business on the property without a Conditional Use Permit.

Mr. Smith asked Ms. Stone about the road system and electrical. Ms. Stone said the closest electrical tie in is 4 miles away and the entry road is Crow Creek, which is not passable in the winter time. She added that there are lots of hunters in the fall.

Ms. George said the commission cannot give opinions on hypothetical situations. The property can be sold pursuant to the current County Regulations. From that point in time, if the new owners wish to build or divide not in accordance with the County Regulations, they would have to present what they want to the commission at that time. We cannot say what a commission will do in the future. Ms. George added that the new buyer would need to do his homework.

Mr. Smith recommended that they go to the county website to Planning and Zoning Regulations for the procedure for presenting their proposal to Planning and Zoning.

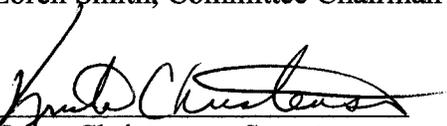
Ms. Stone asked if they were meaning at the time of the sale. Mr. Smith answered yes.

The discussion regarding the Crow Creek Half Way House property was closed.

The floor was open to additional business. Mr. Smith asked the committee if the meetings should change to 6:00 or if they should stay at 7:00. Ms. George said she works in Pocatello and has a difficult time getting to the meetings at 6:00. The committee agreed to keep the meetings at 7:00 p.m.

Scott Shuler made a motion to close the meeting. Gail George seconded the motion. All were in favor and the meeting was adjourned.

Signed: 
Loren Smith, Committee Chairman

Attested: 
Krista Christensen, Secretary