

**Caribou County Planning & Zoning Commissions Meeting  
Minutes of March 4, 2015**

The Caribou County Planning & Zoning Commission met in regular session on March 4, 2015, at 7:00 p.m. Those in attendance were Loren Smith, Gail George, David Miles and Ross Harris, Planning & Zoning Commission Members. Also in attendance were Krista Christensen, Planning & Zoning Secretary, Phil Christensen, County Commissioner, Josh Gibbs and Shannon Whitney.

Loren Smith, Planning and Zoning Chairman, opened the meeting.

Phil Christensen, County Commissioner, swore in Ross Harris for a second term as Planning and Zoning Commission Board Member.

Josh Gibbs was given the floor. Mr. Gibbs is requesting a Variance to demolish a building currently located at 601 Hwy. 34, in Grace, Idaho, and replace it with a one level office building. Photographs of the existing building, and the blue prints, were passed out to the board members. The building is located 41 feet from Niter Bench Road, and there is a well located behind the building. There is a fairly new structure next door, which was built in the last 5 or 6 years, that is only 36 feet from the road.

David Miles asked if the new building is approximately the same size as Mr. Gibbs' current building. Mr. Gibbs said the new building will be longer, but not any closer to the State Hwy. or the County Rd.

Loren inquired as to the State Hwy. requirements. Mr. Gibbs said they require 75 feet from the road, and he plans on backing it up to 75 feet. Mr. Gibbs added that the current building is run down and the previous owners did not take care of it, nor keep the property clean. It is his intention to build an aesthetically presentable building that would be an enhancement to the neighborhood.

Loren Smith asked whether there would be adequate parking on the property. Mr. Gibbs informed the board that the current parking is located in the front of the building, which he will keep, and he believes that will be adequate, however there will be room on the side for parking. He does not believe the business will necessitate much parking as he does not believe he will have many customers coming to his business.

Mr. Smith opened the floor for questions or comments. Ross Harris stated that the current foundation is behind the power poles and he believes there is plenty of room on the property.

Gail George inquired as to Mr. Gibbs' purpose for the need for a Variance. Mr. Gibbs responded that he meets the State requirements, but the County requirement is 50 feet from the edge of a surveyed road and 80 feet from the center of a non-surveyed road, and that his building will only be 41 feet from the edge of the road.

Mr. Smith said there could be a problem in the future in expanding the road size because there would not be enough room. The Board is looking at the long term possibilities; that if a subdivision were to be built in the area, the road may need to be widened.

Mr. Harris asked if it was possible to rotate the building 90 degrees, because that would put you back 60 feet. Mr. Gibbs said that would not work because of the well behind the building, and because it would shrink his office space.

Ms. George asked about whether the road was a surveyed or a non-surveyed road. Mr. Smith said most of the roads were non-surveyed in the area. Mr. Harris recommended that Sheldon Mansfield be called (705-0058). Mr. Gibbs called him. Mr. Mansfield stated that he was not 100% sure, but he believes London Turner is the only surveyed road in the area. He does not believe this is a surveyed road.

Mr. Gibbs added that he owns the house next door to the subject property, which currently houses renters. Mr. Smith asked if the house is closer to the State Hwy than the store and Mr. Gibbs answered affirmative.

Mr. Harris informed the board that if Mr. Gibbs was requesting a remodel permit, there would not be a problem or asked the board if they would require a new building to be relocated further back if the current building burned down.

Mr. Smith asked if the power poles were located at 36 feet or closer to the road, and whether there is a gas line that runs through the property. Mr. Gibbs said there are power poles, but he is not sure of the distance, and there is a gas line that runs through, but he is not sure where it is located.

Mr. Smith asked the board if they would grant a Variance if the road was a surveyed road. Ms. George said she would have less of a problem with 10 feet than with 40 feet. David Miles asked if there was any way to move the new building back 10 feet. Mr. Gibbs said no, due to the well located behind the property. Mr. Miles said his residence is located down the road from the subject property and he sees no problem with granting the Variance.

Mr. Harris informed the Board that it is not a high traffic road; that the majority of the people driving the road are going to Bailey's Market.

Mr. Miles added that the house across the street seems closer to the road than Mr. Gibbs' building.

Mr. Harris asked how soon Mr. Gibbs wanted to start the project and Mr. Gibbs answered that he would like to start as soon as he can get a Variance, maybe the middle of April or the first part of May.

Mr. Ross asked Mr. Gibbs to describe the well. Mr. Gibbs informed the Board that the well is submersed, that it is located inside a house and that it uses the basement wall for one of its walls. Mr. Smith asked if it was Mr. Gibbs' intention to rework the well, that since he has electricity, would it be possible to move the well to the corner of the building? Mr. Gibbs said the well is 65

feet from the center line, so even if he brings the front of the building back to the well, it doesn't give him the depth he needs. The drain field and the septic system would all need to be moved. Mr. Gibbs said that if he cannot get the Variance, he will likely not do the remodel.

Mr. Smith would not like the building to be remodeled due to the current condition being so old and run down. He added that if Mr. Gibbs were to keep one wall, it would qualify as a remodel.

Mr. Miles inquired as to how long Mr. Gibbs had owned the property. Mr. Gibbs said he has been the owner for nearly three years.

Mr. Harris informed the Board that there are ditches on both sides of the property, that if a road were to be widened, they would have to move the ditches, gas lines and power poles. The project would be a major undertaking and he does not see that it would be likely to happen. Mr. Harris does not see a problem with granting the Variance.

Mr. Smith asked the board for a vote. Gail George opposed granting the Variance. Ross Harris made a motion to grant the Variance. David Miles seconded the motion. The Variance was approved. A public hearing will be held on April 1, 2015.

The floor was given to Shannon Whitney. Ms. Whitney is requesting approval to obtain building permits for property located in the Great Columbia Subdivision, located off Ivans Rd. in Bancroft. The lots in question are Lot 20 and Lot 22. Some of the ground has restrictions due to natural springs. They cannot build a subsurface disposal within 100 feet of Springs. They cannot put a septic system within 200 feet of a spring. Septic permits were obtained after the property was purchased. There is room on the property to do so. Shannon said there is a county maintained road. Loren Smith questioned Shannon for clarification, stating, so you have the permits and you are only presenting to the commission to obtain approval to put in the sewer systems 200 feet from the spring, then Ralph would give you building permits? The Health Department will come out and inspect at that time? Shannon answered yes. Shannon added that there is no community well. Loren Smith asked if anyone had questions for Shannon. Ross Harris stated that it sounds as though Shannon has done her homework.

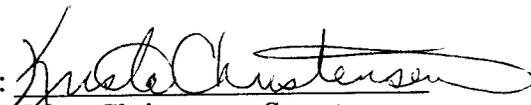
Minutes of October's meeting were reviewed. Ross Harris made motion to accept minutes. Gail George seconded the motion. All were in favor.

Mr. Smith asked if anyone had other business to discuss. There was no other business. David Miles motioned to adjourn the meeting. Ross Harris seconded the motion. All were in favor. The Planning and Zoning Commission will meet on April 1 for a public hearing.

Signed:

  
Loren Smith, Committee Chairman

Attested:

  
Krista Christensen, Secretary