

**APPROVED**

**CARIBOU COUNTY PLANNING & ZONING COMMISSION  
MEETING MINUTES OF JULY 6, 2016**

The Caribou County Planning & Zoning Commission met in regular session on July 6, 2016, at 7:00 p.m. Present were Loren Smith, Committee Chairman, Ross Harris, David Miles and Jeff Godfrey, Commission members. Also in attendance were Krista Christensen, Planning and Zoning Secretary, Ryan Ragain and Timothy Christensen.

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

Ryan Ragain (307)690-6080 was given the floor to present his annual status update for the Conditional Use Permit issued to him for Wyoming West Outfitters in 2013.

Mr. Ragain has met the conditions of the permit as follows: 1) He has created a designated shooting line. He has several shooting bays on the firing line. All bays fire into the hillside. 2) He has obtained the proper land lease agreement with owners, the Jenkins'. 3) He maintains liability insurance coverage. Mr. Ragain presented copies of 1) a "Cowboy Action Shooting" brochure; 2) Conditional Use Permit from Caribou County Building Department, issued on 4/03/2013; 3) a Certificate of Liability Insurance; and, 4) Certificate of Registration from the Idaho Secretary of State.

Mr. Ragain has a 2 year lease, beginning in 2016.

Mr. Ragain will be invited back in one year to update the commission.

Timothy Christensen (208)852-1155 with AA Hudson and Associates, was given the floor to follow up on his presentation at the June meeting to discuss the Grouse Creek Subdivision replatting.

Mr. Christensen gave the commission a recap of last month's meeting.

Mr. Christensen is proposing that the new plat changes be approved by all current property owners. There are less than 10 lots that have been sold to outside individuals. The Health Department would also need to sign an agreement. Every lot would receive a new deed.

The commission recommended that Grouse Creek obtain signatures from each land owner, agreeing to revert all property to the 2007 plats and, at the same time, attempt to get approval for current changes requested to the plats.

The meeting minutes from the June 1, 2016 meeting were reviewed. David Miles motioned to approve the minutes. Ross Harris seconded the motion. All were in favor. Meeting minutes were accepted.

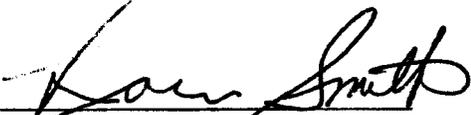
The meeting minutes from the June 29, 2016 combined City of Soda Springs and Caribou County Planning and Zoning Special Meeting were reviewed. Ross Harris motioned to approve

the minutes. David Miles seconded the motion. All were in favor. Meeting minutes were accepted.

Mr. Smith asked if there was any other business. Ross Harris recommended that Zoning Ordinance 8.4 (pg. 37) be amended to read that the minimum specifications for an easement be 30 ft. rather than 50 ft. wide for private roads. Krista will look into the process.

No other business to be discussed.

David Miles motioned to adjourn the meeting. Jeff Godfrey seconded the motion. The meeting was adjourned. The Planning and Zoning Commission will meet on August 3, 2016 for a regular meeting.

Signed:   
Loren Smith, Committee Chairman

Signed:   
Krista Christensen, Secretary