

APPROVED

**CARIBOU COUNTY PLANNING & ZONING COMMISSION
MEETING MINUTES OF DECEMBER 7, 2016**

The Caribou County Planning & Zoning Commission met in regular session and for a Public Hearing on December 7, 2016, at 6:00 p.m. Present were Loren Smith, Committee Chairman, and David Miles and Ross Harris, Commission members. Also in attendance were Krista Christensen, Planning and Zoning Secretary, Louis Berg,

Loren Smith opened the meeting. Mr. Smith informed those present that an error occurred in the publication of the public hearing notice. The public hearing notice stated that Louis Berg applied for a zone change from Commercial to Agriculture Natural Resource. The proper wording should be that Louis Berg applied for a zone change from C-2 Community Commercial Zone to A-1 Agricultural Zone.

Mr. Smith opened the Public Hearing regarding the application submitted by Louis Berg for a zone change from C-2, Community Commercial Zone, to A-1, Agricultural Zone, regarding a 17 acre parcel located in the City Impact Area, just North of Custom Iron Works, Denny Lee's Tire Co. and Davis Repair in Soda Springs, Caribou County, Idaho. The access road to the property is on Hwy 30 approximately ½ mile West of Soda Springs city limits.

Louis Berg, located at 301 Ashland Drive, Soda Springs, Idaho, presented his application for a zone change to the Commission.

Louis said the property on the North and West is zoned Agricultural. West is a permanent conservation area, wetland mitigation area, and cannot be changed. East is residential. South is commercial.

There were no public comments.

The Commission reviewed the City Zoning map.

I became aware on the morning of the public hearing that some Notices of the Public Hearing failed to be sent to some individuals. Contact was attempted and resulted as follows:

Eric Simonsen, Farmers Land & Irrigation: I spoke with him on the telephone and he had no objections.

June Mason: I spoke with her by telephone and she had no objections.

Dave Bagley: I left a detailed voice message on his telephone and never received a return call.

Idaho Department of Lands/Katina: I spoke with Katina on the phone and faxed her the Public Hearing Notice. She called back to say they had no objections.

Pacificor: I sent a letter to their address, but not to the proper location. I was unable to contact them by telephone.

Ross Harris made a motion to grant the zone change. David Miles seconded the motion. All were in favor.

The Public Hearing regarding Louis Berg's application for a zone change was closed. The Commission will submit their recommendation to the Board.

The County requested the Planning and Zoning Commission create an ordinance regarding County roads. Kim Spencer (251-6355) with County Road and Bridge will be invited to the next meeting to find out what the county may desire in this regard.

The meeting minutes from the November 2, 2016 meeting were reviewed. David Miles motioned to accept the meeting minutes as presented. Ross Harris seconded the motion. All were in favor. Meeting minutes were accepted.

Loren Smith informed the Commission that Scott Shuler has moved out of Caribou County and is no longer on the Planning and Zoning Commission. The Board has been notified.

Mr. Smith asked if there was any other business. There was no other business. Ross Harris motioned to adjourn the meeting. David Miles seconded the motion. The meeting was adjourned. The Planning and Zoning Commission will meet on January 4, 2017 for a regular meeting.

Signed: 
Loren Smith, Committee Chairman

Signed: 
Krista Christensen, Secretary