

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD OCTOBER 3rd, 2018.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Ross Harris - Acting Chairman
David Miles
Jeff Godfrey
Nolan Koller
JoAnna Ashley, Secretary

ALSO PRESENT: Shannon Whitney
Ward Whitney
Kim Lindstrom
Justin Walton
Amy Walton

7:00 PM Chairman Harris called the meeting to order. Chairman Harris stated that Kim Lindstrom, a local realtor was present to discuss the options for a piece of land that she sold to Amy and Justin Walton. Mrs. Lindstrom explained that the seller of the property was under the impression that the 4.96 parcel of property, purchased by Mr. and Mrs. Walton, was a buildable lot. However, after the land was purchased the Walton's went to apply for a building permit and were informed that was not an option as the parcel did not meet the minimum lot size requirement of 120 acres to build in the Agricultural Natural Resource (ANR) it was zoned. She wanted to know what the Walton's could do to remedy this. After some discussion Chairman Harris suggested the Walton's could apply for a variance to the minimum lot requirement. Shannon Whitney another realtor in the area expressed her frustration with the zoning rules and stated that she has sold several pieces in the county that are similar in size to the Walton's and wanted to know what would happen to those lots. Further she stated that she had been a realtor for quite some time and had never encountered these issues before. Secretary Ashley stated that with Blake Poulsen recently becoming the building inspector he was requiring all building permits to comply with the zoning requirements. Further she stated she had recently taken over the Planning and Zoning for the County and the County Commissioners were going to issue a moratorium on all subdivisions, rezones, conditional use permits and variance for approximately six months. During these six months the Planning and Zoning Commission would review and fix the County's zoning code which had significant deficiencies and conflicts. In the interim though there was little that could be done to address these smaller parcels that are zoned ANR. She invited those in attendance to be a part of the process and attend the Planning and Zoning Commission meetings in the future as these issues would be discussed then. The Walton's stated they would like to pursue a variance, Secretary Ashley provided them the application requirements and planned to follow up with them later. Chairman Harris thanked everyone for attending.

Secretary Ashley stated she and Chairman Harris had spoken with County Attorney Doug Wood about the Grouse Creek Subdivision and the developer's desire to replat the subdivision. Attorney Wood informed her that the subdivision could not move forward with any replotting until they had signatures of approval from all of the land owners who currently own land within the subdivision. Secretary Ashley further stated that it appeared the County was not in compliance with some of the State Statues for approving subdivisions, one statute in particular requires it be determined if there are any irrigation, canal companies and the like within the area of the subdivision and if there is they are to be informed of the proposal. To her knowledge this had not been done. She was going to review it further.

Secretary Ashley had introduced herself to each of the commission members on the phone prior to the meeting, explained what her role was going to be with the Commission by request of the County Commissioners and also the County Commissioners intention to issue a moratorium on all subdivisions,

rezones, conditional use permits and variance immediately. As a result of this prior discussion she provided the Commission members copies of examples bylaws, a subdivision process and example from Bannock County's zoning code. The Commission reviewed the documents provided and discussed the needs of the County. Many of the members expressed concern with the lack of guidance and clarity in the code as well as a lack of clarity regarding their role in the zoning process. Secretary Ashley stated she intended to help them in these areas and if they approved she would provide a proposed bylaw for the commission as well as recommendation for the revisions of chapters one through three of the current County Zoning Code at the meeting in November. The Commission members agreed and looked forward to the documents.

9:00 PM David Miles moves to adjourn the meeting, seconded by Nolan Koller. All in favor, meeting adjourned.

Signed: _____
Ross Harris, Acting Chairman

Signed: _____
JoAnna Ashley, Secretary