

**Caribou County Planning & Zoning Commissions Meeting
Minutes of August 13, 2014**

The Caribou County Planning & Zoning Commission met in regular session on August 13, 2014, at 7:00 p.m. Those in attendance were Loren Smith, Gail George, Scott Shuler and Ross Harris, Planning & Zoning Board Members. Also in attendance were Krista Christensen, Planning & Zoning Secretary, and Troy Knoblich, Susan Spealman and Justin Spealman.

Loren Smith opened the meeting. The July 2, 2014 meeting minutes were reviewed. Gail George motioned to accept the minutes. Scott Shuler 2nded the motion. All were in favor.

Rick Shrader's property was discussed by the commission. The Shraders met with Ralph Hopkins and it was determined that the Shraders met the criteria to build, however, they decided to go in another direction and not build at this time. Kent Clegg has agreed to sell them the entire piece of property. Once he gives them the deed, it does not constitute another property.

Loren Smith said the original split was Mr. and Mrs. Spealman's house. He added that there is nothing that says the Shraders can't come back in the future and sell it back to Kent Clegg. Further, before Ralph Hopkins will issue the building permit, he will need a bill of sale for that property.

It was brought up that Forest Service Rd # 432 is reflected on all maps going all the way to Niter Bench Rd. It was determined that the information is not correct; it stops at the forest. There is BLM and Shraders property between the forest and the Niter Bench Rd. The County Commissioners were looking into making the road from the BLM line and Niter Bench Road a county road. If the county accepts that as a road, Loren Smith says he doesn't think they will meet the setback requirements. Loren Smith is concerned that if a house is built, they won't want the general public running vehicles in front of their house year around. Loren Smith said it was now up to the County Commissioners and Ralph Hopkins as to whether they issue a building permit. Kent Clegg will need to sell a total of 8 acres to Rick Shrader.

Susan and Justin Spealman were present. They were asked if they would like to comment. The Spealmans informed the board that Rick Shrader is building a house 150 ft. from their home and they just want to make sure he meets all the requirements.

The discussion on the Shrader property was closed.

The floor was given to Troy Knoblich. Troy Knoblich is President of Squaw Creek Subdivision Phase II, and is requesting a plat amendment to change road names in the subdivision to satisfy the county code and obtain building permits. Per Sheldon Mansfield, when the original subdivision was approved, the roads were designated, and now, due to confusion with emergency vehicles, road changes are necessary. Maps were distributed.

Gail George inquired as to the division on the map between Phase 1 and Phase 2. Troy said he believes Lot 39 is the last lot in Phase 1. Lots 40 to 52 are considered Phase 2. There are no road

signs or addresses in the entire subdivision. Troy owns Lots 61 thru 65. The roads are maintained by the property association.

Loren Smith asked if any roads are county roads. Troy confirmed that no roads are county roads and that the county does not maintain any roads past Lund Rd.

Loren Smith brought up the fact that Phase 2 is gated and you can't enter without access to unlock the gate. He asked if it was accurate that Bancroft Fire Dept had to take the gate down to get to a fire. Troy responded saying that all departments had been given a key to get through the gate so that should not have been necessary. There is a lockbox now with a key for emergency services.

Ross Harris said the combination should be given to County dispatch so it can be radioed to all ER personnel services when needed.

Troy said they have done everything that was required.

Loren Smith asked how it was possible to transfer property without addresses. Troy said they use legal descriptions, and added that all land has been surveyed.

Regarding emergency services access, Loren said the subdivision is not accessible for about 8 months of the year due to snow and non-maintained roads, but that it was necessary for ER services to access the area in the good weather months. Loren informed Troy to make sure the lockbox combination is given to the dispatcher and all ER services understand that they need the combination. He further stated that Troy needs to give the county dispatcher a set of instructions to make sure all services know they need the combination.

Troy said the gate does not stop public access to BLM and Phase 1. It only blocks access to Phase 2, which is completely private property.

Troy said they can put a sign on the gate stating that if they need access, contact the County Sheriff dispatch, then state the phone number.

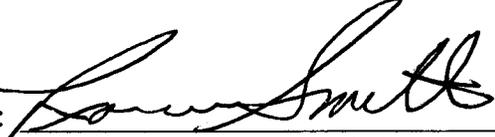
Loren said that once it gets on the 911 system and is legally addressed, it becomes a liability issue; that if an emergency call comes in and someone can't get in, there could be a problem.

Ross made a motion to accept the road name changes with the condition that they contact the County Sheriff's dispatch with the access information. Gail George seconded the motion. All were in favor.

There was no further business.

The Planning and Zoning Commission will meet on September 3, 2014 at 7:00 p.m. for a regular meeting.

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

Signed: 
Loren Smith, Committee Chairman

Attested: 
Krista Christensen, Secretary