

**CARIBOU COUNTY PLANNING & ZONING COMMISSION
MEETING MINUTES OF JUNE 7, 2017**

The Caribou County Planning & Zoning Commission met in regular session on June 7, 2017, at 7:00 p.m. Present were Ross Harris, David Miles, and Nolan Koller, Commission members. Also in attendance were Krista Jahnsen, Planning and Zoning Secretary, Brent Madsen, and Aaron and Cassie Cook.

Ross Harris, Planning and Zoning Vice-Chairman, called the meeting to order.

Brent Madsen 547-7723 or 251-8307 (JoAnn Madsen-wife) was given the floor to present his application to subdivide a 14.5 acre dry farm into 2.5 acre parcels, for the purpose of building individual homes. The property is located in Grace, Idaho, off Cinder Pit Road, just West of Helena Chemical, in the Grace City Impact Area.

Mr. Madsen passed out a map of the area. He wants to build a gravel road to County specs with a turnaround area by lots 3 and 4.

A discussion took place between the Commission and Mr. Madsen with regard to the specifics of his plans. Mr. Harris stated that the property is currently zoned Agriculture. The Commission informed Mr. Madsen that he would need to apply and be approved for a zone change.

David Miles made a motion to approve Brent Madsen moving forward with the purposed subdividing of his property on North Cinder Pit Road. Nolan Koller seconded the motion. All were in favor. The application will be forwarded to the City of Grace for their recommendation.

Mr. Madsen then presented his proposal to remove an easement between Lots 28 and 29, located in the Valley View Subdivision, and combine the two lots. Mr. Madsen stated he needs room for a replacement area for his drain field. The County will issue him a septic tank permit if he consolidates both lots so he can't sell Lot 28 without Lot 29. His attorney, TJ Budge, informed him that his easement is a private easement, and since he owns both properties, the easement is not necessary. Mr. Madsen stated that in his discussions with Ralph Hopkins, County Building Inspector, regarding said easement, Ralph too believed the easement is not necessary.

David Miles motioned to vacate the easement and consolidate both lots. Nolan Koller seconded the motion. All were in favor.

Aaron Cook was given the floor to present his application to vacate Skyview Rd. on the North side of Wood Canyon Road located between Lot 1 Block 4 and Lot 1 Block 5 in the Wood Canyon South Subdivision. He passed out a plat of the area. It is platted for a 60 ft road between his 2 parcels. The road is platted, but the road does not exist. He intends to build a house on Block 5 Lot 1.

Ted Bassett owns the property to the West and North of Mr. Cook's property. Mr. Cook informed the Commission that if he is granted permission to vacate the road, he intends to deed a

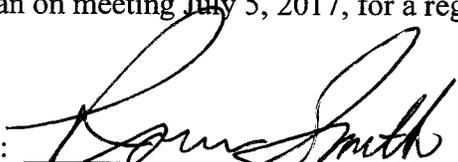
piece of property of the same proportion to Mr. Bassett, which property is located at the edge of Mr. Cook's property that borders Mr. Bassett's property.

Nolan Koller made a motion to send a recommendation to the Board to vacate the easement. David Miles seconded the motion. All were in favor. The Commission will forward their recommendation to the County Commissioners.

The meeting minutes from the April and May, 2017, meetings were reviewed. David Miles motioned to approve the minutes. Nolan Koller seconded the motion. All were in favor. Meeting minutes were accepted.

Ross Harris asked the Commission if there was any other business to present. There was no other business. Nolan Koller motioned to adjourn the meeting. David Miles seconded the motion. All were in favor. The meeting was adjourned. The Planning and Zoning Commission will plan on meeting July 5, 2017, for a regular meeting.

Signed:


Loren Smith, Committee Chairman

Signed:


Krista Jahnsen, Secretary