

**MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, JUNE 2<sup>ND</sup>, 2022.****ROLL CALL SHOWED THE FOLLOWING PRESENT:**

Wendy Pelayo - Chairwoman  
Nolan Koller - Vice-Chairman  
Becky Jorgensen  
Blair Rindlisbaker  
Glayd Christensen  
JoAnna Ashley, P&Z Admin

**ABSENT:**

**ALSO PRESENT:** James Ackerman

7:05 PM Chairwoman Pelayo opened the meeting. Commissioner Christensen moved to approve the May 5th, 2022 minutes, seconded by Commissioner Koller. All in favor, motion approved.

P&Z Admin Ashley provided an overview of the public meetings held in Soda Springs, Bancroft, Freedom and Grace to hear input on the citizens' concerns pertaining to topics within the comprehensive plan. A summary of the public input is attached to these minutes.

She then provided them with a copy of the draft Future Land Use Map (FLUM) for the comprehensive plan. The designations on the map are as follows with corresponding definitions:

Remote Natural Resource: located beyond irrigated agricultural areas and include forests, rangelands owned and managed in large part by Federal, State, and Tribal entities. These areas would permit a wide range of agricultural pursuits, including resource extraction, and other compatible uses.

1. Agriculture -- The Agriculture designation is for areas where farming, grazing and agricultural support specific uses are best suited in the County. These areas would focus on retention of agricultural use. A wide range of agricultural pursuits would be principally permitted, while more intense agricultural uses would be considered under a special permit.
2. Residential -- The Residential designation allows for Low-Density and High-Density Residential zoning districts allowing a range of housing densities. This designation is applied to existing subdivisions within the County which are segregated from larger communities. The application of this to existing subdivisions however, does not support the expansion of subdivisions around these areas when another FLUM designation has been applied to the surrounding area or when such designations are not within a city area of impact. Some commercial uses may be appropriate in these residential areas and considerations for zone amendments for such uses should be determined on a case-by-case basis.
3. Commercial -- The Commercial designation is applied to areas where commercial uses can support the economy in the County and have transportation access and proximity to support the local communities. This includes retail stores and services and is primarily situated in and around existing communities and within the Area of Impacts.
4. Industrial -- Includes light and heavy industrial uses as defined in the code under the LI and IND, which address a variety of manufacturing, processing, and storage uses. This encompasses existing industrial operations. Such designations must not abut residential zones, so as to avoid conflict of uses.

She pointed out some designations on the FLUM do not correlate with the County's zoning map. One

example provided was the land currently zoned High-Density Residential (HDR), in the Grace area that lays east of the river, is segregated from utilities and the land characteristics supportive of residential development. As a result, this area shows having an Agriculture designation on the FLUM.

She pointed out that all existing subdivisions in the county show a residential designation, however, the definition of residential excludes expansion of residential around these subdivisions that are outside of the city area of impacts. She indicated that there are two areas zoned Commercial in the County currently. However, the location of them, the intersection of Highway 34 and Lund Road and another at the intersection Highway 34 and Highway 30/Old Highway 34. The high speed limits on the road and how far these are away from established community by characteristic alone are not a good fit for commercial development. As a result, she recommends showing them as Agriculture on the FLUM. Commission members were in agreement with this assessment. With the Industrial designation she stated that Itafos is already beyond the Industrial zone at the north end of the facility. As a result, she recommended extending the Industrial on the FLUM to accommodate for this.

She reviewed the existing conditions that have been gathered for the comprehensive plan as well as the goals and objectives. At the conclusion she asked if there were any questions. There were none. The Commission members agreed to review the documents provided and provide P&Z Admin Ashley feedback after further review.

8:06 PM Commissioner Jorgensen moved to adjourn the meeting, Commissioner Koller seconded, all in favor, meeting adjourned.