

**MINUTES OF A REGULAR MEETING  
OF THE CAREY PLANNING AND ZONING  
COMMISSION CAREY, IDAHO**

September 5, 2023

**COMMITTEE MEMBERS IN ATTENDANCE:** Adam Lichuk, Landon Knowles and Jamie Patterson

**CITY STAFF IN ATTENDANCE:** Sidnee Hill, Kurt Eldredge, Dabny VanHook, Kenny Bailey and Tess Cenarrusa.

1. **CALL TO ORDER:** Meeting was called to order at 7:00 p.m. by Adam Lichuk.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Adam Lichuk.
3. **APPROVE CONSENT AGENDA ITEMS:**
  - a. Minutes of the August 1, 2023 regular meeting.
  - b. Set time of adjournment

Jamie Patterson made a motion to approve the minutes, Adam Lichuk 2<sup>nd</sup>  
Passed.

Adam Lichuk made a motion to have the meeting adjourn no later than  
9:00 p.m., Jamie Patterson 2<sup>nd</sup>. Passed

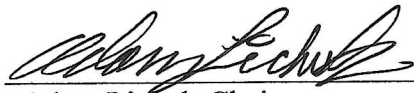
4. **DISCUSSION:**
  - a. Transfer Development Rights Presentation. Kerri York from WoodRiver Land Trust is working with Blaine County and the cities within Blaine County on the transfer rights. Sidnee reported that this aligns with our comprehensive plan and develops smart growth. This would keep outsiders from coming in and developing our ag land and open spaces. One Transfer Development Rights (TDR) per 20 acres. The minimum lot size is no less than ½ acre and the maximum density of no more than 2.5 acres. Blaine County started this program in 2007, to date there have been 27 TDR's. This could keep our growth how we want it and protect our ag land and water rights.
  - b. District Use Matrix/Zone Permitted Uses. Sidnee reported that the commissioner can look at each zone and see what is allowed and what permitted uses are allowed in each zone. Sidnee will update the zones and will keep on agenda for next meeting.
  - c. Update from Staff. Sidnee is working on verbiage about lots being vacant for a determined amount of time. How is this impacting our infrastructure for future development.

**5. NEXT MEETING SCHEDULE:**

- a. October 2, 2023
- b. November 6, 2023

**6. ADJOURNMENT.**

Adam Lichuk made a motion to adjourn, Jamie Patterson 2nd.  
Meeting was adjourned at 8:57 p.m.



Adam Lichuk-Chairman

ATTEST:



Sidnee Hill-P & Z Administrator