

**Caribou County Planning & Zoning Commission Meeting
Minutes of March 6, 2013**

The Caribou County Planning & Zoning Commission met in regular session on March 6, 2013, at 7:00 p.m. Those in attendance were Jon Hall, Gail George, Nick Johnson and Ross Harris, Planning & Zoning Board Members. Also in attendance were Krista Christensen, Planning and Zoning Secretary, Ralph Hopkins, Ryan Ragain and Loren Smith.

Gail George, Planning & Zoning Vice Chairman, opened the meeting.

Phil Christensen, County Commissioner, swore in Loren Smith as a Planning and Zoning Committee Member.

The minutes from the February 6, 2013, were reviewed. Ross Harris made a motion to approve the minutes and the motion was seconded. All were in favor.

Ryan Reagan, owner of Wyoming West Outfitters, was given the floor. Mr. Ragain is proposing to establish a seasonal wall tent camp for fishing, white water rafting, horseback riding and target shooting. He intends to bring clients in for day use and overnight outdoor activities. Mr. Ragain presented a topical map, his proposal and two (2) letters of reference. The property is located on the Jenkins' property, on state line road 1 mile on the Idaho Side. The road is accessed from State Line Road west and Deer Creek Road. He intends to host up to 16 campers between May and the end of September. He would provide drinking water and toilet facilities. Garbage would be removed and taken to Lincoln County disposal. He would hire camp cooks, drivers and guides.

Mr. Ragain stated that the closes home was 1 mile away, 2 knolls from any residents. There are no residential homes in site; the land is agricultural. He states that the noise is very limited and not likely to transfer to residents.

Mr. Ragain further stated it would be good for employment in Caribou County.

Ralph Hopkins asked about covered outdoor eating areas and whether all items would be portable. Mr. Ragain said that all items and equipment would be removed at the end of each season.

Nick Johnson inquired as to what structures were visible from the property. In response Mr. Ragain informed the committee that just slightly west is the forest service boundary. There is 1 hay barn on the southwest corner of the map and 2 junked out trailers, but no other structures.

Ross Harris asked what his intentions are for obtaining the portable toilets. Mr. Ragain informed the committee he has gotten a quote already.

Nick Johnson inquired about open fire pits. Mr. Ragain stated that there will absolutely be fire pits and that Deer Creek is close by so there would be no fire danger. Mr. Ragain added that most activities would center around the camp.

Ross Harris asked about parking facilities. Mr. Ragain stated that he did not currently have a definite answer. Generally, the clients would fly in for overnight trips and his intention is to pick them up from an outside location. Mr. Ragain informed the committee that there would be increased traffic, but it is not his intention to have a lot of vehicles parked on the property.

Ross Harris inquired as to the supply of horses for the camp. Mr. Ragain stated Sherman Jenkins is interested because he wants to use his horses and he would run the horse operation.

Loren Smith asked how a county wide fire ban could affect his business. Mr. Ragain said he understands the possibilities and that his camp can be run without a fire. He has no intention of bending the rules.

Gail George asked if there were any further questions.

Jon Hall made a motion to approve Mr. Ragain to proceed with submitting a Conditional Use Permit application. Ross Harris seconded the motion. All were in favor.

Ralph Hopkins stated that letters were required to be sent to all adjoining land owners and that notice is to be published in the Starr Valley Independent as well as the Caribou County Sun prior to a public hearing. It was recommended that Mr. Ragain present at a public hearing at the April 3, 2013, meeting.

The next item on the agenda was review of the Wind Generation Ordinance. Loren Smith stated that it is necessary to have stringent control on a case by case basis. Gail George stated that it is moot point because the County Commissioners would not approve any Commercial Wind Energy Systems. Ms. George is in favor of banning any commercial system.

Loren Smith stated there was not a big economic value, that it doesn't provide a lot of jobs and only provides electricity for someone else. He would like to see absolute control of any commercial systems.

Jon Hall stated he does not want to ban the commercial system all together. Nick Johnson stated he wants to keep the door open for future generations. Nick Johnson expressed that he would like to see significant regulations put on them.

Nick Johnson motioned to approve the Wind Generation Ordinance. Nick seconded the motion. Jon Hall and Loren Smith were in favor. Gail George was in opposition. The motion was carried.

A public hearing will be held on April 3, 2013.

The meeting was adjourned by motion from Jon Hall. Loren Smith seconded the motion. All were in favor. The Caribou County Planning and Zoning Commission will meet on April 3, 2013, for a public hearing and regular meeting.

Minutes from the March and April meeting were read. Gail motioned. Stan 2nded. Cameron took the floor. Parents were to deed him 5 acres to build on. Need 124 acres to deed land. Ross said the land is zoned agricultural – land can be divided 1 time to keep agricultural zone. To divide more than that, the zoning would need to be changed, which requires a public hearing. Cameron intends to build a home on 5 acres. The land is a 10 acre parcel.

Committee decided he needs to submit a Conditional Use Permit.

August meeting will be postponed until the 14th due to the fair.

Cameron will apply for a conditional use permit.

Gerald Tolman takes the floor for the Chesterfield Townsite. We do not have a quorum to vote, so he will return at the next meeting.

Floor taken by Cami Taggart. She presented a hand drawn map. Wants a variance to build a shed on the north side of their property. They dug their drain field. Their house is at the bottom of sloped land. They want a variance 20 feet closer to road. They may only need 15 feet. 900 sq feet (25 x 35)

There are other sheds closer to the road.

Ross has no problem – far enough off the road .

Cami said there will be no driveway to the road, just graveled in front. Ralph saw no issue with it.

Ross made motion to approve variance. Loren 2nded. All approved.

Loren: building permit?

Cammi: w/o a variance. I will contact Ralph.

Ross: motion to adjourn. Loren 2nded.

Next meeting will be held August 14 at 7:00.

Gail called meeting to order.

Signed: Gail George 7/10/13
Gail George, Vice Chairman

Attested: Krista Christensen 7-10-2013
Krista Christensen, Secretary