

**Caribou County Planning & Zoning Commission Meeting  
Minutes of April 3, 2013**

The Caribou County Planning & Zoning Commission met in regular session and a public hearing on April 3, 2013, at 7:00 p.m. Those in attendance were Gail George, Nick Johnson, Ross Harris and Loren Smith, Planning & Zoning Board Members. Also in attendance were Kerstin Parsons, acting on behalf of the Planning and Zoning Secretary, Ralph Hopkins, Dillon Haderlie, Michael Haderlie, Ed Jenkins, Lavar Jenkins, Sherman Jenkins and Ryan Ragain,

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

The minutes from the previous hearing will be reviewed at the next meeting.

A Public Hearing was then opened, as approved at the prior meeting. The hearing was for a Conditional Use Permit. The applicant is Ryan Ragain, owner of Wyoming West Outfitters. Mr. Ragain is proposing to establish a wall tent camp located on the Jenkins property. Mr. Ragain stated the property is located in a beautiful and secluded area. The wall tent camp would accommodate 16 guests on a half acre. The area would include a tents, cooking tent and a campfire. Mr. Ragain further stated that fresh water would be brought in. There will be toiletries and the trash will be removed from the property and disposed of at the Star Valley Landfill. The season of operation will be from Memorial Day until Labor Day. It will be for day and overnight use. The activities that will be offered include horseback riding, horseshoes, target shooting, cards, and other activities will be fishing and rafting. Mr. Ragain stated there will be benefit to the community by providing employment opportunities. Mr. Ragain stated the location is outside the valley and sounds from the camp will be heard by the surrounding agriculture land, but not by any residence as the closet residence is 1 mile away. Mr. Ragain presented a map (previously given). The location for the tent camp has significant terrain. There is a hill with 240 vertical feet between the camp and the nearest residence. The wall tent will be located on a small part of agriculture land and will have a small imprint. The camp will coincide with nature. It is fits with the Caribou County Comprehensive Plan by encouraging local industries, such as the economy, transportation, recreation and history/tourism.

Gail George asked if there were any written correspondence. There were two (2). There was a letter written by Ralph Haderlie of Thayne Wyoming and Mark Whiting of Midway Utah.

Testimony was given in support by Sherman Jenkins. Sherman Jenkins stated that as far as usage goes he has no clue to what would harm anyone. Sherman Jenkins further stated that Mr. Ragain is not asking to go on other property and it's a public road to property. Sherman Jenkins said nobody is hurt by the activity and would like to see this on the property. It would be a financial benefit to the family and a good experience.

Testimony was given in opposition. Lavar Jenkins stated he lives at the beginning of the road to the property in question. Lavar Jenkins stated it was a private road until 1982 or 1983 until Tony Varoline asked 3 land owners for an easement and was granted the same for access to the forest service property. Lavar Jenkins further stated the Jenkins family does not own property in Caribou County. Also, Lavar Jenkins questioned if Mr. Ragain would have to an Idaho

Outfitting License. Further, the water on the property belongs to him and he uses it for irrigation. Lavar Jenkins further stated the road is a single track road. Lavar Jenkins stated that himself and a neighbor would be bailing hay at night around the proposed wall tent camp. Lavar Jenkins expressed concern over the shooting range. He stated the road is approximately 3/4 mile to the proposed site and 1/2 mile to the nearest residence. Lavar Jenkins stated there are numerous children in the area. Lavar Jenkins obtained a topographical map from the Soil Conservation Department and the highest vertical point is 80 feet from where the shooting range would be. He is concerned with random people shooting high powered rifles and ricocheting bullets. He further stated he has discussed this matter with several other people and they are dead set against in the shooting range.

Mr. Ragain was given the floor again for rebuttal. Mr. Ragain stated he obtained his map from National Geographic. Mr. Ragain stated there was more than 80 feet between the nearest home and the shooting range. Mr. Ragain further stated he check with the State of Idaho to run an operation, and not permits were required. Mr. Ragain stated if he was to ride horses on the Forest Service land, he would need to obtained permits for that and would. He further stated that certain activates would require an outfitter and he would use one when needed. Mr. Ragain stated as far as the target shooting ranges is concerned, the complaints are not supported by facts. Mr. Ragain stated he complied facts from the Jackson Hole Gun Club statistics and interviewed Mr. Jake Hanson, a board member regarding traffic distance and volume, closet residences, shooting volume, and complaints received. Mr. Ragain reiterated that the closest residence was 1 mile away, the closest road was 1 mile away and there was a hill with 240 vertical feet for a backstop. The target range will not be open to the public and will not have members.

Ross Harris questioned if the guns will be provided or if people would bring their own. Mr. Ragain stated both. Mr. Ragain stated the guns supplied would be pistol size calibrations. Ross Harris asked if there would be pistols or rifles. Mr. Ragain stated both. Ross Harris asked if the shooting would be in the direction of any residences. Mr. Ragain stated no, not in the direction of any residences. He stated it will be to the west, which is towards the forest service land. Mr. Ragain stated he picked this spot specifically. Ross Harris inquired to if weapons will be fired at certain times and if there would be supervision. Mr. Ragain stated shooting will only take place during daytime hours and yes, all shooting would be supervised.

Nick Johnson inquired as to insurance, if Mr. Ragain would be carrying liability insurance. Mr. Ragain stated he would have insurance and that he would add a shooting policy.

Nick Johnson asked who owns the land. Mr. Ragain stated the County Website implies that Gordon Jenkins owns the land.

Loren Smith inquired as to the distance, is it 1 mile or a half a mile. Mr. Ragain stated it is about 1 mile from State line Road. Loren Smith asked if it was still in the same location as originally proposed. Mr. Ragain it is in the same viscosity.

Loren Smith asked if the road was a county road or forest service road. Mr. Ragain stated it was Forest Service Road 156 and is maintain by the Forest Service.

Loren Smith asked if a person need a license to shoot a gun. Mr. Ragain state he checked with the State of Idaho and no license is need to fire a gun. He stated he thoroughly checked to cover all bases. Mr. Ragain further stated licenses would be need for rafting, fishing and hunting.

Loren Smith inquired as to the range of the largest caliber of weapon. Mr. Ragain stated he did not have any ballistics.

Nick Johnson asked what percentage of business would be the shooting attraction. Mr. Ragain stated a fair amount. Probably 1/2 to 3/4 of clients would be shooting.

The hearing was then closed and the Board began their deliberations.

Ross Harris stated he didn't have a problem with pistols due to a pistol not traveling as far. But stated he wouldn't want anything larger than a .22 rifle. Loren Smith stated he was more concerned over the caliber than the distance. Loren Smith stated they need to treat this target shooting different than the Jackson Hole Gun Club. He inquired as to safety officers, if all guns would be provided and if Mr. Ragain would allow private weapons. Further, stating there would be no control over the weapons. Ross Harris was concerned if someone would be on the Forest Service property and not know there was target shooting in the surrounding area. Ross Harris stated he was concerned with the control, would someone be there to watch.

Gail George asked Ralph Hopkins is there were any requirements for target shooting in Caribou County. Ralph Hopkins stated no, there was not in the code or comprehensive plan.

Ross Harris stated he likes the idea, but there are so many that are against it. He mentioned about limiting to what types of guns that can be brought in, in an effort to keep everyone happy. Loren Smith stated the camp was predominately for shooting, due to having to be transported for other activities.

Nick Johnson stated he is a gun advocate and he has no problem with the target shooting. He stated that people who own guns use due diligence. Ross Harris stated as an example that a .45 caliber rifle will go a long ways and is concerned if someone is hiking on the other side of the backstop. Nick Johnson stated there will be a designated area for the target shooting. Ross Harris suggested gun owners have to keep their guns lock up when not in use. Nick Johnson stated the board can't make gun owners lock up their guns. Ross Harris stated he didn't have a problem if the target shooting is not in the direction of houses.

Gail George inquired as to the height, since there was conflicting testimony regarding the height. Also, Nick Johnson inquired as to who owns the property, since there was conflicting testimony regarding ownership. Ryan Ragain clarified the height on the topographical map.

Ross Harris stated the only thing that was a concern from neighbors was the target shooting, not the tent camp itself. Loren Smith stated his cons for the proposal are the times for the target shooting, that any gun could be used and that there was such opposition from the neighbors, but he did like that there was an adequate backstop and the idea of pistols only. Ross Harris further stated he is not opposed. He stated the backstop might not be where the neighbors thought it was. Gail George suggest this matter be postponed until information was given regarding the

height of the backstop and ownership of the land. Ralph Hopkins suggested that the Board add conditions to the Conditional Use Permit regarding a designated target shooting area and daylight hours. Also, that a proper lease agreement is completed. He stated he is sure he knows where the backstop is and he has looked at it.

Nick Johnson suggested this matter be granted and that it will be re-visited in one year to see how everything goes during that time. Stating the biggest opposition was from the neighbors. Nick Johnson further stated that this would allow time to resolve the ownership issue.

Nick Johnson made a motion to approve the conditional use permit for Wyoming West Outfitters. This matter will have the following conditions: 1.) This Permit will be re-visited in one year. At which time, the Board will ascertain if there have been any complaints made regarding the target shooting. 2.) The target shooting will have a designated area and designated shooting times, during the daylight hours and will have a boundary. 3.) During this time, a proper lease agreement will be provided to the Board. 4.) A record of liability insurance for the owner of the property and for Ryan Ragian will be provided. Ross Harris seconded the motion, all were in favor. This matter will be submitted to the County Commissioners for review final approval.

The next item on the agenda was the Windmill Ordinance. The applicant was the Caribou County Commissioners. No testimony was given in support or opposition of the proposed Ordinance. There was no written correspondence. Ross Harris made a motion to approve the Windmill Ordinance and submit the same to the County Commissioners for review final approval. Nick Johnson seconded and all were in favor.

The Caribou County Planning & Zoning Commission will meet on May 1, 2013, for a regular meeting.

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

Attested: [Signature] 7-10-2013

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