

**Caribou County Planning & Zoning Commission Meeting  
Minutes of April 11, 2012**

The Caribou County Planning & Zoning Commission met in regular session and a public hearing on April 11, 2012, at 7:00 p.m. Those in attendance were Jon Hall, Stan Wistisen, Nick Johnson, Ross Harris and Gail George, Planning & Zoning Board Members. Also in attendance were Kerstin Parsons, Planning & Zoning Secretary, Earl Somsen, Jenna Cottam, Jody Hill and Ralph Hopkins.

Jon Hall, Planning & Zoning Chairman opened the meeting.

Jon Hall was sworn in as Caribou County Planning & Zoning Chairman by Earl Somsen, Caribou County Commissioner.

The minutes of February, 2012 and March, 2012, were reviewed. Stan Wistisen made a motion to approve the minutes and Jon Hall seconded. All were in favor.

A Public Hearing was then opened, as approved at the prior meeting. The hearing was for a change to Caribou County Planning & Zoning Ordinance Section 8.6.2.5, New Free Standing Towers. Subsection 5 was added requiring notification to the Federal Aviation Administration and to the Idaho Department of Transportation, Division of Aeronautics, in writing, of any free standing tower(s) built in Caribou County that are over One Hundred (100) feet high. The proposed Ordinance was presented by reading, done by Kerstin Parsons. Ralph Hopkins asked what needed to be done to prove notification has been completed. Jon Hall stated the Federal Aviation Administration only requires notification of towers over Two Hundred (200) feet. Notification to the Federal Aviation Administration is only an act of courtesy. Idaho Department of Transportation, Division of Aeronautics will issue a permit to the applicant.

Gail George inquired as to the old towers that have been built that are over One Hundred (100) feet high. Jon Hall stated this Ordinance will not be retro-active. The Ordinance will apply from this point forward. Gail George is concerned about safety issues of previous towers built over One Hundred (100) feet. Jon Hall stated this is a new Ordinance and it is hard to undo what has already been completed. The process of notifying all the owners of the towers would be too burdensome. Ross Harris inquired to buildings that are built over One Hundred (100) feet high. Jon Hall stated there are not that many structures that are over One Hundred (100) feet high in the County, except for maybe at the mines. Stan Wistisen stated Rodger Sorenson stated the towers may be a problem with crop dusters. Stan Wistisen stated these towers can be built in a day and are not placed on a map or GPS, the crop dusters are not aware. The notification will allow time to make crop dusters aware that a tower will be built. Stan Wistisen stated Rodger Sorenson stated the real concern is with communication towers that are right at the cutoff point. Most of the towers are on satellite dishes. Jon Hall inquired if there were any more questions. Stan Wistisen asked Ralph Hopkins if he had any problems with the proposed ordinance. Ralph Hopkins stated no.

Jon Hall asked if there were any written correspondence. There was none. There were no comments made in support or opposition to the proposed ordinance. The hearing was then closed. There were no further deliberations. Nick Johnson made a motion for the proposed Ordinance to be approved and presented to the County Commissioners for final approval. Ross Harris seconded, all were in favor.

Jody Hill was given the floor. Jody Hill is purchasing a parcel of property between Freedom and Wayan, between mileposts 95 and 98. She would be purchasing approximately 840 acres. She would like to build Yurts, starting with five (5) up to twenty-five (25) total. She wants to create a place where families can get back to simplified living. The Yurts come with a kitchen and bathroom. Ralph Hopkins indicated there are a few Yurts currently in the County. Jody Hill indicated the Yurts would be secluded and located on a five (5) acre parcel and families would purchase a Yurt in the Yurt Time Reservation. There will be no partial ownership, it will be in the Yurt Ranch. There will be no land splits. Jon Hall inquired to clarification as to what Jody Hill's plans are for the Yurts. Jody Hill stated that she would be the owner and the Yurts would be a time share. She stated a person could rent a Yurt for Five Hundred Dollars (\$500.00) a week once every five (5) years with a maintenance fee of One Hundred Dollars (\$100.00) per year that would go towards maintaining roads. Jon Hall asked about if the Yurts would be built according to County Code for snow. Jody Hill stated the engineer would. She also stated the snow helps insulate the Yurts. Nick Johnson asked if the Yurts are pre-fab or built on site. Jody Hill stated the engineer is Vaughn Davis. Jon Hall stated the snow will cover the Yurts. Jody Hill stated there will be decks on the Yurts and depending on the location. Jon Hall stated the current zone is Agriculture and a zone change may be needed. Ralph Hopkins stated this does meet a commercial venture and that Commercial is allowed in a Agriculture zone.

Nick Johnson asked about access roads. Ralph Hopkins stated the roads would need to meet County specifications. Jon Hall inquired about wells. Jody Hill stated one (1) well will be build to service the first five (5) yurts and over the next couple of years, more wells will be built. Nick Johnson asked if the Health Department has been contacted. Jody Hill indicated this is her first stop. Jody Hill stated someone would plow the roads during the winter. Nick Johnson asked what kind of grade would be on the road. Jody Hill stated it would be gradual. Jon Hall stated the State plows Highway 34, but that Jody Hill will need a large piece of machinery to plow. Nick Johnson asked if the road will be gravel or paved. Jody Hill stated it will be gravel. Jon Hall asked approximately how many miles of road will there be. Jody Hill stated the Yurts will be on about three hundred (300) acres, so approximately two (2) miles of road. Ralph Hopkins asked about the access off of Highway 34. Jody Hill stated there may be two (2) locations, will permit for the access as they come, but will make sure there is safe access. Jon Hall inquired again about the need for a zone change. Ralph Hopkins stated Jody Hill would need a Conditional Use Permit. Jon Hall reiterated that the County will not plow the access road and cautioned that people may get snowed in during the winter. Jody Hill stated she understood. Stan Wistisen asked if a Yurt would be by the road that someone lives in and is responsible for people coming. Jody Hill stated that is the goal. Stan Wistisen stated the roads would need to be to County specifications in case of an emergency. Nick Johnson asked if we would need to notify Wyoming to cover emergencies for the area. Ross Harris asked if this was the Sheep Company property. Jody Hill stated it was. Ralph Hopkins stated that Caribou County would be responsible for responding to emergencies. Ross Harris inquired to what would draw people to

stay in the Yurts. Jody Hill stated that the location is minutes from Star Valley, Caribou Forest, Grays Lake, Jackson Hole and Palisades. Also, camping and the feel of the West would be the draw. Jon Hall asked what people would do during the winter. Jody Hill stated they could snow shoe, cross country ski and snowmobile. Jody Hill stated she is comparing the area to Victor, Idaho. Jon Hall stated that people will be charged if they have to be rescued. Gail George questioned if the elevation was 14,000 feet. Jon Hall stated no. Ross Harris stated it was closer to 7,000 feet. Ralph Hopkins stated that three (3) yurts currently in the County are accessed by snow machines only, during the winter. Stan Wistisen asked if the roads to those Yurts are improved roads. Ralph Hopkins stated they are not maintained. Jody Hill stated there could be limited access. John Hall stated May 15 through October 15 is considered the prime season. Stan Wistisen inquired to grazing rights. Jon Hall stated there are sheep. Jody Hill stated there has been sheep on the property. Nick Johnson stated if Jody Hill only needs a Conditional Use Permit, would Planning and Zoning need a preliminary plat. Ralph Hopkins stated a plot plan shows where the Yurts and access roads are going to be.

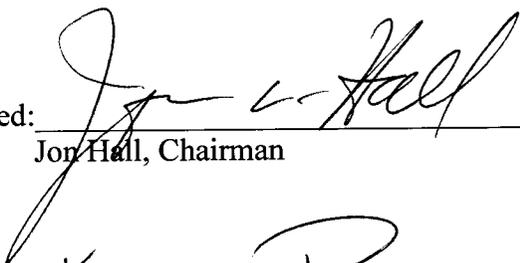
Jon Hall inquired as to how many years this was going to take to complete. Jody Hill stated five (5) to ten (10) years. Nick Johnson stated there would need to be a public hearing. Ross Harris asked if there are any roads currently. Jody Hill stated there has been some driving on the property, and there are sheep heard trails. Jon Hall stated he is not in favor of the Yurts. Gail George inquired to why. Jon Hall stated the property is pristine country and if it is zoned commercial, would hotels be next. Jody Hill stated she wants it to remain pristine. Nick Johnson mentioned he was not opposed, however there would need a public hearing. Ross Harris stated he wants to see a better plan, to include the wells and compost toilets would be and a final plan. Jody Hill would like to keep the property as natural as possible. Nick Johnson asked if the Yurts would be seen from the road. Jody Hill stated it is her hope that they are not. She wants complete seclusion. Stan Wistisen inquired how far this property is from Tin Cup. Ralph Hopkins stated this property is about two (2) miles West of Tin Cup. Jon Hall stated why even had roads on the property. Jody Hill stated they need at least one road for the propane tank, but she would be happier with no roads. Nick Johnson stated the EMS would need an access road. Jody Hill stated she is starting to find out what is needed. She wants an affordable way to experience the outdoors safely. Jody Hill inquired as to what she needs to do. Stan Wistisen stated to Jody Hill to consider going to the Health Department to see what regulations they may have. Also, she needs to have a road plan and see if it will pass County specifications and then bring it back to Planning & Zoning for consideration. Further, Stan Wistisen stated that a public hearing would need to be held, as he would like to hear from the neighbors.

Jody Hill stated she just needs one road for propane and garbage, but will work the specifications accordingly. Gail George asked if the road needed to go to the building for EMS, Nick Johnson stated yes. Jody Hill stated she would get a Conditional Use permit and work from that. Jon Hall stated she will need to go through the process. Ralph Hopkins stated the process will require the neighbors to be notified, Health Department and County. Ross Harris stated the State Department will also need to be contacted regarding an access road. Jon Hall suggested Jody Hill go through the Ordinances for a Conditional Use permit for the process. Nick Johnson made a motion that more information will need to be provided, all were in favor.

The next item on the agenda was the Caribou County Comprehensive Plan. Ralph Hopkins stated element 14, Agriculture, needs to be added to the policy of where we want to go with Agriculture in the future. Jon Hall stated he wants to protect Agriculture. Gail George inquired if this is mandated. Jon Hall stated yes and if there are any suggestions. Ross Harris inquired to the Right to Farm laws in Idaho. Kerstin Parsons will research and provide the members with the Idaho Code Section for Right to Farm laws. This matter will be tabled until the next meeting.

The Caribou County Planning & Zoning Commission will meet on May 2, 2012, for a regular meeting.

Signed: \_\_\_\_\_

  
Jon Hall, Chairman

Attested: \_\_\_\_\_

  
Kerstin Parsons, Secretary