

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, MAY 7TH, 2020.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Reagan Phillips – Chairman
Scott Hayden – Vice Chairman
Glady Christensen
Wendy Pelayo
JoAnna Ashley, P&Z Administrator

ABSENT: Nolan Koller

ALSO PRESENT:

7:00 PM Chairman Phillips called the meeting to order. Wendy Pelayo moved to approve the minutes from the March 5th, 2020 meeting, seconded by Glady Christensen. All in favor, minutes approved.

Chairman Phillips asked Secretary Ashley to read the notice of public hearing. 7:05 PM he opened the public hearing.

Kelle Traugher said that they would like to turn it into a short term rental for about 2 weekends a month and not renting it during the winter months. They currently have beds for 10 people as they have beds for that. She says she has lots of experience with hotel management and marketing. She has no desire to use a third party to book the house for rental and instead will handle it herself. She said that she has talked with the surrounding neighbors and they are in support.

Glady said he has been out there and it looks fine to him. Nolan said that she addressed his concern where she has experience with hotels. Chairman Phillip clarified that they would be using it two weekends a month. Mrs. Traugher said yes as they still plan to use the house for personal use. Chairman Phillips asked about parking as he had concerns about them parking in the right-of-way. After review it was determined they could have tenants park to the south of the house outside of the right-of-way. Chairman Phillips asked if they had considered the impact increase usage may have on the septic system. Mrs. Traugher said they have the ability to expand the system if needed. Chairman Phillips asked about expectations. She said they plan on having family style groups only, quiet groups would be 10 pm to 8 am, they would monitor by way of staying in their camp trailer on another part of the property. Further they have spoken with their neighbors and they have agreed to let them know; Ned and Betty Maxwell and the Caspersens, if any issues arise and can respond quickly if needed. Chairman Phillips asked when they planned to start renting it. Mrs. Traugher said she they planned to start the second weekend in July and renting from May through November-ish to accommodate hunting season.

Chairman Phillips said he felt like the conditions should address parking and that her expectations in her letter are adhered to. Nolan moved to recommend the Commissioners approve the conditional use permit for a Short-Term Rental with the condition that the parking be located to the south of the house and outside of the right-of-way and be addressed prior to the opening the second weekend in July; seconded by Wendy Pelayo. All in favor motion approved.

7:52 PM Glady move, wendy seconded all in favor, meeting adjourned.