

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, MARCH 4TH, 2021.

ROLL CALL SHOWED THE FOLLOWING PRESENT: Wendy Pelayo - Chairwoman
Glayd Christensen – Vice-Chairman
Reagan Phillips
Nolan Koller

ABSENT: Scott Hayden and JoAnna Ashley

ALSO PRESENT: Stanley Christensen TJ Sumner
James Ackerman Susan Speelmon
Kent & Mignon Clegg Jill Stoor
Jacob Farnes Scott & Anette Elsmore

6:00 PM Chairwoman Pelayo opened the meeting. Chairwoman Pelayo asked if there was a motion on the minutes. Glayd Christensen moved to approve the February 4th, 2021 minutes, seconded by Nolan Koller. All in favor, motion approved.

6:05 PM Chairwoman Pelayo opened the public hearing to give consideration to the application of Stanley Christensen requesting approval of a Conditional Use permit for a Recreational Vehicle (RV) Park. The Conditional Use would allow the development of an RV Park, which would have up to 12 RV spots, each to be equipped with a cement parking pad, septic, water, a covered pavilion and a small garden spot. The land is 40 acres located directly southeast of 664 Bench Lago Rd, Grace, Idaho.

Stanley Christensen said his intention is to have an RV Park with a few pads for retirees who are 55 years and older. This would allow them to be here in the summer time, away from the city. He said there is a road already that he constructed several years ago. He addressed concerns submitted by Mr. Bill Burke regarding the water line. He said the location goes up the right-hand side of the proposed location and does not intersect with his proposal. He would not allow any unmuffled vehicles, no dirt bikes and currently restricts access to the area. He said the permit is for 12 RV spots, however he doubts that will be possible due to the terrain being too steep. He said the sewage is expensive to put in and would have to be done two or three at a time.

Kent Clegg, 2372 Clegg Ln, said he is neighbors to the south. He said he has been talking with Mr. Stanley regarding his proposal. He is in favor of a nice, quiet community; however, they do not want a weekend type setting where people are regularly coming and going. He is in favor though of longer-term stays, such as with the retirees. He says currently he hires retirees who come to his property and stay in their RVs on his property and work for the summer. As a result, he asks that the condition be placed that restrict the age to 55 and older as well that it must be for long term use.

Susan Speelmon, 2382 Niter Bench Rd, said she was neither opposed or in support of it. She has concerns that her spring for their house is exposed and has concerns with people going in and out of the canyon effecting their water source.

Scott & Annette Elsmore, 2380 Niter Bench Rd, said he feels that people should be allowed to do what they wish with their property. However, he does have concerns. His house is located directly south of the property and has concerns about his privacy and safety with people coming and going. Additionally, he has concerns about the potential for fire hazards as the south side of the mountain can become very dry. He also

had concerns about people's animals being managed well, so as to not wander onto their property. He also had concerns about people using guns or hunting on the property and the danger that may cause to their house. He had concerns regarding traffic and the drainage from Mr. Christensen's road as it meets the County road. He also had concerns about the impact this could have on the wild game in the area.

Stanley Christensen said he expects people to be respectful of others property; he would add a "STOP" sign at the end of his road so as to not effect traffic. He said in regards to the noise and motorcycles he feels he had addressed that. As for the hunting he said that neighbors regularly fire guns and hunt in the area. In regards to where his road meets the County road, he felt the County should be responsible for addressing the drainage issues. In regards to the concerns of animals, he did not want to require his tenants to keep their animals on a leash. He felt they lived in a rural area and there is far greater concern with mountain lions, rattle snakes and other animals.

Nolan Koller asked what the water source would be for the park. Mr. Christensen said that there is water available in the canyon nearby. His intent was to get the conditional use permit approved and then proceed with finalizing the infrastructure plans that are most feasible and functional. Chairman Pelayo asked how he would regulate the tenants to be 55 years of age? Mr. Christensen said that he could utilize an online platform for things like that.

Mr. Christensen addressed Mr. Bill Burke's letter and said he has money he doesn't need it to be profitable.

He said there is a pond to the north where a line comes out. He says he pays the Forest Service a transition fee to bring the water down. He said there is French Canyon and Pull Thief Canyon that all has enclosed water and it is all tested. He said both him and Mr. Burke have rights to the water. There is a three-inch line that runs down. Glayd Christensen asked if he was going to use water out of the same canyon as Mr. Burke. Mr. Christensen said he will not answer that negatively or positively as he has a three-inch line. He said there is a ten-inch line further up that delivers 120 pounds of pressure. Regan Phillips said they had this water issue last month with the Whiskey Creek and they could not make a determination on those water issues and as a result he does not see how they could in this meeting. Nolan Koller said he would then require a condition that the water be addressed.

Regan Phillips brought up Mr. Burke's request that the line must be located and that six-foot chain-link fence be placed around the spring. He felt these fall out of the Commission's purview to impose requirements. Mr. Phillips said that he saw there could be a little loss of privacy but that could happen with any uses. Further, having six cars staying there could not drastically increase the traffic in the area, even if friends came to visit them.

TJ Sumner 631 Bench View Dr, said he felt like there were valid concerns with traffic because it would be condensed in the area.

Annette Elsmore stated she had concerns regarding how this would be policed. Regan Phillips said that there are conditions placed and if he violates those, then he can lose his permit. Jacob Farnes said this would fall under Code Enforcement, which is handled by JoAnna Ashley. She would investigate and determine if there is a violation of the permit and then consequences if there were in fact violations.

Nolan Koller asked if power was going to be ran to each RV spot. Mr. Christensen said yes, and likely underground, however he will have to contact the power company to see if he can install it himself. He would start with two or three spots to see how it works and then go from there. He felt like these retirees could support local business and economy with their experience and expertise.

Glayd Christensen asked if there could be a different road, so it wouldn't go by the Elsmore's. Mr. Christensen said no. Regan Phillips asked about the timeline for completion. Mr. Christensen said it would not be this year, likely next year, he would like to see how it works before he ran the power to make sure he can recoup the cost. Regan Phillips asked if there would be just on covered pavilion or one per pad. Mr. Christensen said there would be a pavilion per pad. He said he intends to charge enough rent to ensure that he has better quality tenants.

TJ Sumner, asked if there wasn't going to be power would there be noise with generators running constantly, especially through the night. Mr. Christensen said that he can put it in the contract that generators can't run after 8 PM. Scott Elsmore felt that generators would add to the fire danger. Kent Clegg asked if there were any standards on RV Parks in the County. Chairwoman Pelayo said there is not specific code to address RV Parks, however, conditions could be placed to govern the design. TJ Sumner asked if dust control could be addressed.

6:58 PM Chairwoman Pelayo closed the public hearing. There was additional discussion among the Commission to discuss the concerns and possible solutions. There was discussion as to the exact location of the proposed park. After review of the location, several people present felt that the proposed location eliminated many of their concerns especially with noise, due to the terrain of the area. Regan Phillips moved to recommend the Commissioners approve the conditional use permit with the following conditions:

- Time limit it must be established within two years.
- Age limit stated in the application of 55 years and older
- A detailed map must be submitted with measurements for the lay out of the park
- He must carry insurance
- The road must meet County code
- Drainage issues from current road to the county road be corrected
- And it adheres to the application as drafted

The motion was seconded by Nolan Koller. Voting showed:

Aye: Nolan Koller Recused: Glayd Christensen
 Regan Phillips
 Wendy Pelayo

Majority in favor, motion passed.

It was determined that the rest of the agenda items will be addressed at the next meeting as Planning and Zoning Administrator JoAnna Ashley needs to be present to review.

7:16 PM Regan Phillips moved to adjourn the meeting, seconded by Glayd Christensen. All in favor meeting adjourned.