

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, JUNE 3rd, 2021.

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

JoAnna Ashley – P&Z Administrator

ABSENT: Scott Hayden and Reagan Phillips

ALSO PRESENT: Sadie Somsen Kristine Somsen
Leroy Stoor Bruce Stoor
James Ackerman

7:00 PM Chairman Pelayo opened the meeting. Nolan Koller made a motion to approve the June 3rd, 2021 minutes, seconded by Glayd Christensen. All in favor motion approved.

7:05 PM Chairman Pelayo opened the public hearing to give consideration to the application of Sadie Somsen on behalf of Earl Somsen, who is requesting approval of a Conditional Use permit for an RV Park. The Conditional Use would allow the establishment of an RV Park with three RV locations. The Park would be approximately one acre in size and located on a parcel that is 8.5 acres in size, located at 3862 Wayan Loop E, Wayan, Idaho.

Sadie Somsen, explained that there would only be one RV unit for the first year and then depending on how it goes would have the other two at a later date. Sadie said there would be a limit of two cars per RV stay. She said there will be an informational heads-up guide regarding expected behavior of her guests when visiting. She anticipates the parking area will be able to accommodate 8-10 vehicles, while there would only be a maximum of 6 at a time. She would live directly south of the park and be available to closely monitor the activity and make sure that it is pleasant for all residents in the area. Sadie said she wouldn't restrict people from bringing their ATVs or UTVs with them but encourage them to be courteous. With the hunting, visitors, local families needing to accommodate their own guests she feels it would be a good addition to the area. She anticipates operating it year-round to accommodate the various recreational opportunities in that area, from snow machining to riding recreational vehicles. She said that there would only be access from the Wayan Loop E road, and not the Highway. She stated getting a driveway approach from the highway is difficult but further she has concerns regarding safety.

LeRoy Stoor 478 E 130 N, Orem, UT 84097, he is part of the Stoor Family Trust who owns the home to the north of the proposed RV Park. He said that he does support Sadie and this project.

Kristine Somsen, 3857 Wayan Loop E, Wayan, she said they have two concerns. Her and her brother own land across the road from the proposed location. She said that they run cattle along that road and they have concerns about being able to keep the cattle out of the area for the RV Park. She is asking that there is a fence and gate installed to keep the cattle out of the property and not damage the facilities. Additionally, they would request that the conditional use permit not be transferable beyond Sadie Somsen. Her concluding statement was that she did not feel this would impact them in any way positively.

Sadie Somsen said that she is in favor of not making the permit transferable and is accepting of that condition. She said regarding the fencing she plans to construct the privacy fencing. Cows on average get moved 6-8 times a season. She said she does not object to a solution for how to keep the cows out to protect both the neighbors as well as her visitors. She said that Kristine already lets her know when they are moving

the cattle and she can plan for them accordingly in accommodating her guest. She said the plans for the facility are higher-end which should also attract guests that are invested in their stay as well.

7:28 PM the public hearing was closed. Glayd Christensen moved to recommend the Commissioners approve the application of Sadie Somsen as drafted with the following conditions: there is a privacy fencing as well as fencing to address keeping the cows out of the RV Park; as he finds that based on the staff report and public input the application meets the standards for approval. Motion seconded by Nolan Koller. All in favor, motion approved.

7:35 Opened the public hearing to give consideration to Ordinance 2021-01 Codification of the County Code. P&Z Admin conducted a complete review of the proposed changes in the Zoning and Subdivision portions of the proposal. The summary of the changes are as follows:

- Modifying the code which governs the installation, maintenance and improvements of roadways in the County to provide clarity regarding standards and implementation of the requirements.
- Uniformity of development requirements within all zoning districts in the County.
- Changing the riparian setbacks to a lesser requirement for all waterways not deemed rivers.
- Adding a provision for how to do caretaker land splits within the County.
- Amending the rules regarding development in recreational subdivisions.
- Amending the requirements for accessory cottage dwellings.
- Adding various definitions to provide clarity and modifying definitions to be uniformed across the entirety of the code.
- Restructuring some of the processes outlined within the code for clarity and better implementation of the code.

After periodic discussion throughout the review Nolan Koller moved to recommend the Commissioners approve Ordinance 2021-01 as drafted, seconded by Glayd Christensen. All in favor, motion approved.

8:38 PM Glayd Christensen moved to adjourn the meeting, seconded by Nolan Koller. All in favor, meeting adjourned.