Planning & Zoning
Copper Basin Estates
Variance - Deliberation
June 25th, 2025, 7:00 p.m.

1. Meeting called to order -

2. Minutes –

3. Deliberation

4. -Meeting Adjourned –

Planning & Zoning
Minutes
June 25, 2025 – 7:00 p.m.
Variance Hearing Deliberation with Jermy Wilmot / Copper Basin Estates

Attendees: Randy Purser, Mike Hansen, Tom Darland, Hayes Jensen, Jonathan Cammack, Scotty Allen, and Jody Harrington.

Guests also present were Virgil Larsen and Lucas Yokey.

The meeting was called to order at 7:25 p.m.

The minutes from May 14, 2025, were approved. Mike Hansen made a motion, and Jonathan Camack seconded it. All in favor

The following questions were posed by a board member who was not able to attend. They are as follows.

1."Do you have proof that the electric company can accomplish what you need, in a timely manner for these new homes and supply enough electricity to the farmers and residents who live there now?"

Jeremy stated that he does not have proof. The power company will require an engineering study to be conducted. This will cost approximately $10,000.

It was mentioned that there may need to be something in place to address the potential issues of power outages. It was brought up by Jeremy's wife that solar power is a consideration as an alternative to avoid power line issues

2."You state that every house will have its own well for a freshwater supply. Is there enough groundwater available to supply these new households, the current residents, and the farmers? Have you done a study on this? I would like to see one."

Jeremy states that he believes that there is enough groundwater available. He also stated that they removed the cap from an older well on lot 8, and the water was located 15 feet underground.

3. "Septic systems leach into the fields and can leach into your freshwater system. Have there been any studies on that? (There are new subdivisions in Southeast Idaho where the septic systems have leached into the groundwater, and the counties can't afford to run new water lines to these houses.) I would like to see a study on how the septic systems will affect Antelope".

Jeremy stated that he purposely picked lots 1-4 for that purpose, as they are just sagebrush and are quite a way from Dry Fork Creek.

Hayes mentioned that a sewer feasibility study would also be necessary.

Jeremy stated that it is hard to spend $10,000 on studies if we are not going to allow the process to continue.

4. Can Butte County assure that, in the winter, they can plow out the roads so people can get to work and school?

5. How will you improve the roads? Will you have to take ground away from current residents to build your roads? Each new residence will have at least one car probably two that is a significant increase in traffic.

Virgil Larsen stated that he cannot with the type of equipment they have right now. He stated that this area is one of the worst places currently, as far as snow removal goes.

Jonathan stated that it is a scary 12 miles per hour when you are trying to plow this area.

Jeremy stated that if the county was unable to do so, he would list the properties as recreational properties, rather than year-round properties.

Virgil stated that they would do their best, but other roads also need attention. Sometimes, it takes a couple of days to clear those roads, while other times it only takes a day or so. He mentioned that they can usually keep Cherry Creek Road open, but they never plow Dry Fork Road in the winter. Dry Fork Road is classified as a non-maintained winter road.

Hayes asked about the roads in the summertime.

Virgil addressed this and stated that the roads would have to be built to the County specs.

Lucas Yokey from the Lost River Highway District also commented that this will have a significant impact on our infrastructure. He requested that the roads be built to their standards. He stated that they would not want to bear the cost of the new road. Both Butte County Road and Bridge and the Lost River Highway District have provided letters from their engineers. One of the items they examine is the Average Daily Traffic. The amount of traffic this subdivision would generate would raise the classification level of the roads as they currently are.

Jeremy stated that his goal is to build according to county specifications and involve experts to ensure the project meets all requirements. The developer plans a slow sale rate of 2-3 lots per year and is open to adjusting marketing strategies based on community feedback. He also mentions having CC&Rs that aim to foster a community respectful of the environment, including considerations for dark skies, and plans to maintain property standards. Additionally, he intends to retain some Lots for personal development.

The potential impact on sage grouse habitat was discussed, with the developer suggesting that smaller residential properties might be more beneficial.

Community members expressed concerns about the potential impact on their quality of life, including strain on the power grid, limited irrigation options, and changes to the neighborhood's character.

This process involves several steps, such as acquiring health department approvals, conducting engineering studies, and following county development procedures.

A motion was made for a vote, based on the discussed information.

Hayes Jensen –FOR

Matt Nelson – FOR

Scotty Allen – FOR

Mike Hansen – AGAINST. Just based on the neighbors that showed up and expressed concern. If no neighbors voiced their opinions, I would have been for it.

Randy Purser – AGAINST. I believe that when you get right down to it, the cost is going to be millions of dollars. After completing roads and electricity, the costs will be quite high.

Jeremy – So I may need to scale it back or just bag it altogether?

Randy talked about the lack of power when the pivots turn on, the power struggles, which tells us that the power is at its max. Once the engineering study is complete, the engineers will inform you that it has reached its maximum.

There have been homes built, but some of these are located on the Custer County side and were completed before Jody became the Planning and Zoning Administrator. There was discussion about some cabins being built up there that Planning and Zoning are unaware of.

Since the vote is 3 to 2, it has to be taken before the County Commissioner.

The meeting was adjourned at 8:30 p.m. with a motion from Tom Darland and a second from Hayes Jensen.

This will go before the County Commissioner on July 16, 2025, at 2:00 p.m.