# Planning & Zoning
# Variance Hearing Deliberation
# May 14, 2025, 7:00 p.m.

# Planning & Zoning
# Public Hearing Minutes
# Jeremy Wilmot, Copper Basin Estates Variance
# May 14, 2025 – 7:00 p.m.

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

Randy Purser called the meeting to order at 7:05 p.m.

Randy read the rules of the Public Hearing and informed the members and audience that they needed to sign up on the sign-in sheets if they wanted to testify. They would need to state their name and address prior to testimony.

Randy asked the Board Members if they had any conflicts of interest in the Public Hearing. The following members did not have a conflict of interest: Randy Purser, Mike Hansen, Hayes Jensen, Jonathan Cammack, and Ann Lagomarsino. Tom Darland had a conflict of interest. No written testimony was presented prior to this hearing.

Jeremy Wilmot introduced himself and stated his address. He is requesting a variance to split 4 40-acre parcels into 8 5-acre parcels on the ground that are already set up as subdivisions, making 32 5-acre parcels.

Jody explained a Variance. (A variance is a modification of the strict terms of the relevant regulations where such modifications will not be contrary to the public interest and where, owing the conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulation would result in unnecessary and undue hardship.)

Jeremy explained his reasoning and thoughts for the splits that would take place. He stated that Lost River Electric told him he would have to do engineering before any building. He discussed putting in a community watering system, which is very hard to do. He would like to have the individuals put in their own wells and septic systems. He would like to use local businesses for development. Jeremy has established CCNRs. Manufactured homes would not be allowed.

Hayes directed a question to Tom regarding each parcel's distance from septic systems and wells. It was also asked if more than one home could be placed on these parcels. Only one home would be allowed for each parcel, as we only assign one address to each parcel.

Jeremy stated that his intent would be to turn the road maintenance over to the County. The road would be built to the County specifications and maintained by the County. There is also some water on the parcels, and one concern was putting a septic system so close to the waterway.

Jeremy was told he would have time to answer any questions after hearing public testimony.

Testimony IN FAVOR was addressed. Tim and Ardith Williams were in favor of the project. There was no testimony for UNCOMMITTED. Six members from the public were AGAINST and were called to testify if they chose.

Josh Reese stated that one of his concerns was what would stop the splits in question from being split into smaller sections. He questioned the infrastructure. He discussed the flooding issue, stating that he floods his basement yearly. He also stated that they only get mail 2 times a week.

William Reece was also concerned with the amount of water because one could drill down 6 feet and hit water. He wondered how you would even put in a foundation for a new home. This area is also in a floodplain. He was also concerned and brought to the attention of those present that it is one of the only Sage Hen breeding areas. He also mentioned that there is no cell phone service in that area.

It was mentioned that there are no fire services there.

Wayne Simpson stated that he was not there to testify but did have a couple of questions and was unsure if this was the place to have those questions addressed. Wayne lives in that same area.

Jeff and JoAnne Dale only had a couple of comments. Their concerns were the amount of snow and that there were no fire or cell services. They also stated that they have lost power several times and have been without heat for several hours at a time. They did not want to see all those houses up there. JoAnne also mentioned that Sage Hens / Grouse are nesting up in that area as well. They were concerned with all the CCNRs and wanted to know who would enforce all of those rules. They did not want to see all the traffic those homes would bring to the area.

Hadley Clark testified his concerns. Those concerns included the amount of snow in that area and people thinking they could live there year-round. Also, 32 private wells would destroy the meadows, with the amount of water that those 32 homes would use. He mentioned other items that had already been discussed, including the Sage Grouse. They have had to make changes to their personal land to help protect the Sage Grouse. He also addressed the electricity. He also stated that they don't mind people coming to camp and play, and they like the visitors, but don't want people to stay.

Jeremy was called up to ask any other questions and address any concerns.

He stated that he loves to visit that area and Copper Basin, that he would love to build his own home there, and that he wants to keep the area as nice as possible. He is willing to add more CCNRs and take any advice to develop it in a way that is suited to the County. He stated that if they had to build homes

with no basements and had to bring in gravel to build on, he would be willing to do that. He did state that he knew nothing about the Sage Hen breeding ground.

Jonathan asked if he had looked at getting an Environmental Impact study done there.

Jeremy stated that he had not looked into that and that if it was required, he was willing to do it as well.

Randy asked Jeremy if he had done any research on sewer permits, and he stated that No, he had not.

It was asked if Jeremy planned to do all of this simultaneously or in phases. He would like to do it in phases. He would plan to work with professionals and do it in a good way.

Randy asked if the board needed time to do more research. Ann and Jonathan requested that we wait to make a decision.

Hayes did have some additional comments. He saw room for growth, as we know that people want to move here. He could see it as a summer home, as the winters get very bad. He also mentioned that the county's taking care of the roads is very questionable.

Jonathan commented that 4 inches of snow in the lower valley differs greatly from 4 feet up the canyon. He did not see how the County would be able to keep the road open. He stated that that portion of the road was his plow route, and the snow drifted in behind him before he could get pulled out of the snow.

Hayes continued his comments that some of his concerns were the traffic on that road. Hayes addressed the flooding on the road and all the washboards that tear up the road. Hayes stated that he would like more research before making a decision.

Mike stated that he thought it was a pretty aggressive plan, and that he was okay to wait to make a decision.

The meeting was closed at 7:50 p.m. Our next meeting will be on May 11, 2025, at 7:00 p.m.