NOTICE OF PUBLIC HEARING

A public hearing will be held on Wednesday, July 8th, 2026, at 7:00 p.m. In conference room 203 of the Butte County Business Center, at 159 N Idaho St., Arco, ID, to consider a Rezone requested by Jeromy Wilmot of Pocatello, ID 83201.

The request is to grant the right to rezone lots 1, 2, 3, and 4 of Copper Basin Estates into 5-acre parcels.

On Antelope Road at Grouse in Butte County. Part of Sections 17, 20, and 21, Township, Range 24E, in Butte County. Parcels included are RP00424000001A, RP00424000002A, RP00424000003A, and RP00424000004A.

This will be a public meeting, and anyone who wishes to testify before the Butte County Planning and Zoning Commission is encouraged to attend. A copy of the map showing the property's location is on file and may be viewed at the Planning and Zoning office at the Butte County Business Center, 159 N Idaho St., Suite 105, Arco, Idaho.

Jody Jarvis
Butte County Planning & Zoning clerk

(Pub. In the Arco Advertiser June 25th, and July 2nd,2026)

BUTTE COUNTY

PLANNING AND ZONING AGENDA

159 N. Idaho Street, Suite 105
PO Box 413
Arco, Idaho 83213

(208) 527-4516

July 8, 2026
7:00 p.m.

1. Meeting called to order –

2. Public Hearing – Copper Basin Estate – Jeremy Wilmot – Rezone Application

3. Minutes

4. Definitions – collect from Board Members

5. Board Members Report

6. Meeting adjourned

MINUTES OF THE BUTTE COUNTY PLANNING & ZONING
ARCO, BUTTE COUNTY, IDAHO
PUBLIC HEARING FOR JEREMY WILMOT AND
COPPER BASIN ESTATES REZONE
WEDNESDAY, JULY 8, 2026@ 7:00 P.M.

Attendees

- **Commission Board Members:** Brian O'Kelley, Hayes Jensen, Scotty Allen, Tom Darland, Mike Hansen, and Tom Jarvis
- **Administrator:** Jody Jarvis
- **Applicant:** Jeremy Wilmot
- **Consultant/Engineer:** Chris Street (Harper Levitt Engineering)
- **Guests/Public Testimony:** Lucas Yockey (representing the Custer County Highway District), Troy Preuit, Josh Reese, Hadley Clark, Lewene Clark, Shane Rosenkrance, and Crystal Darland

Meeting Overview & Procedural Rules

Chairman Randy Purser called the public hearing to order and outlined the procedural rules:

- **Conflicts of Interest:** Commission members' introductions revealed no conflicts. No conflict from Board Chairman Randy Purser, Scotty Allen, Tom Darland, Brian O'Kelly, Mike Hansen, Hayes Jensen, or Tom Jarvis.
- **Testimony Guidelines:** All testimony and questions were directed through the Chairman. Public comments were subject to standard five-minute limits, with a strict rule against repeating previously stated testimony to preserve time.
- **Next Steps:** The commission maintained the right to vote or postpone a decision until the subsequent meeting, depending on how the discussion progressed.

Applicant Testimony

Jeremy Wilmot presented a statement of intent, requesting to rezone four lots from Agricultural to Trans-Agricultural to allow for future subdivision. Key points included:

- **Property Suitability:** The land is dry, gravelly, and sagebrush-covered with poor water rights, making it poorly suited for traditional agriculture.
- **Comprehensive Plan:** Wilmot argued that the property's location at the intersection of two arterial roads (Antelope Road and Dry Fork Road) and proximity to the Antelope Valley Airstrip makes it ideal for low-density residential use. He maintained that TA zoning supports clustering residential development on non-prime agricultural land, thereby preserving prime agricultural soil elsewhere in the county.
- **Economic Impact:** The applicant suggested the development would bolster the local economy and provide housing options for high-income earners.
- **Historical Context:** Wilmot addressed previous confusion regarding zoning maps, clarifying that conflicting information from previous county maps had led to misunderstandings in prior hearings.

Engineering Testimony

Chris Street (Harper Levitt Engineering) spoke in favor of the rezone, reiterating that the comprehensive plan's goal is to protect prime agricultural land. He argued that since this property is not prime agricultural land, moving toward TA zoning is the optimal use and would create a stronger tax base for the county.

Public Testimony

- **Lucas Yockey (Highway District):** Represented the districts of Butte County and Custer County to ensure that if a subdivision proceeds, all development procedures and permitting requirements are met.
- **Troy Preuit (Opposed):** Raised concerns regarding existing infrastructure, specifically cell service, fire support, road

maintenance (snow removal), and the potential impact of multiple wells and septic systems. He noted that the board should consider the experience of long-term residents.
- **Josh Reese: (Opposed):** Questioned the infrastructure capability to support TA zoning and suggested the land has been irrigated and used for agriculture in the past.
- **Hadley Clark: (Opposed):** Expressed concern regarding historical disorganization in zoning maps and emphasized that the purpose of zoning is to maintain the community character desired by current residents.

Board Deliberation

The commission acknowledged the historical confusion regarding zoning maps and the discrepancy between records. Board members discussed:

- The property's current lack of agricultural viability.
- The understanding that this hearing is strictly for the rezone and not the subdivision itself. Any other hearing regarding a subdivision would need to be done in the future.
- The necessity of ensuring future subdivision hearings adequately address road maintenance along with increased traffic, water, sewer/septic systems. Infrastructure concerns included the lack of cell service or fire support.

Motion and Vote

A motion was made by Hayes Jensen to recommend approval of the rezone from Agricultural to Trans-Agricultural. The motion was seconded and put to a vote.

Vote Result:

- **In Favor:** 6
- **Opposed:** 1 (Mike Hansen, citing a desire to adhere strictly to the county's original comprehensive plan)

The motion carried.

Closing

The request moves forward as a recommendation to the County Commissioners. The Chairman noted that the recommendation will be presented to the Commissioners at their next meeting (scheduled for Monday, July 13th, at 3:30 p.m.).

The next Planning & Zoning meeting is tentatively scheduled for August 19th.