MINUTES

LEMHI COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING

APRIL 20, 2022

7:05 PM

MEMBERS PRESENT: Chairperson James Malcom, Cody Settles, and Jeff Nofsinger

STAFF PRESENT: Polly Anderson and Rachel Westfall

GUEST PRESENT:

MEETING CALLED TO ORDER:

MINUTES OF PREVIOUS MEETING: Minutes of March 16, 2022 were approved with Cody Settles motioning and Jeff Nofsinger seconding the motion

COMMUNICATIONS:

PUBLIC HEARING- LORETT & PATRICK ROGERS- GYPSY CAMP TENT ADDITION

No conflict of interest declared.

Lorett: I am Lorett from the Salmon Gypsy Bed & Breakfast, and this is my husband over here. I’m here to present information about there’s basically five items regarding the special use permit application. The first thing I want to talk about is the wastewater, the water supply, and what we’re talking about when we say tents (these aren’t your everyday tents), traffic, and then about the community involvement.

On wastewater, we’re disposing of our wastewater legally. My packet to the board includes the Department of Environmental Quality code regarding the rules and the use of septic tanks. I have already gone into a pretty extensive explanation in my response there of how we are more than meeting the rules and regulations of dumping and disposing of the black and grey water from our gypsy wagons in our private septic, which is legal. When we install, if we get the permission from the board, our tent, we are going to have a Porta-Potty kind of a camp toilet that is provided for our tent campers. It is self-contained. It will be drained in the same manner. No permits required. Now, I did not get the authorization from the Nathan Taylor, the environmental health supervisor, until today, so it wasn’t provided to the board in the packet, but I do have a written authorization from him that we can go ahead and have the Porta-Potty, self-contained, continue to dump it as we have been, and I have that if anybody wants it.

James: Can we get a copy of that?

Lorett: Yes, you can. I have it right here. I came prepared, I’m sorry I couldn’t get it to you earlier. So, there’s been a lot of concerns and rumors of how we’re disposing of our waste for those that are not immediate neighbors, and it’s pretty much based on unsubstantiated gossip. I don’t think we need to address all the wild accusations that were in that petition. I covered it in the response. If there’s any question about that let me know, but we’re all set up by code, we’re doing it all legally and have been. There’s none of this running around and dumping it on the roads or taking it to Challis or any of that. Ok, so water supply! At the time of our original special use application, we did indicate that we would use the local water company to provide water to our gypsy wagons. We decided that instead of using our second well, we would support the community and go with the water company, even though the cost was a little bit higher than what we would need to spend if we used our well. We were originally quoted $1500 to turn it on; our lines were already to our property, so they didn’t have to do anything but turn on a switch, and then an additional $25 a month per unit. So, for three wagons it would be another $75 per month. However, once the decision was published that our permit was granted, the local water company immediately amended their bylaws to charge a special use permit user, and that’s only us, $6000 to turn on that switch, and $75 per unit per month. The letter to us providing that information I included in my packet to the board, not only announced the much higher rate than they originally quoted, but it made it appear as though the water company was concerned about using their water supply for commercial use. Since we weren’t obligated to use them, we only had to use a permitted water supply, we paid our $100, secured a permit in early 2019 to use our second well for the gypsy wagons. That’s just good business. Our copy of the original well permit dated June 28, 2019, was provided to the board. When we decided that we wanted to pursue using the glamping tent, we applied for a second permit to add the tent. That request was provided and the addition to the [unintelligible] permit was used was again provided to us and dated January 18, before we even did our application. So basically, all the rumors and gossip that we didn’t have a permitted water supply are, again, false allegations.

Let’s talk about these tents. I think there’s a lot of misinformation out there about what these tents are. These are not pup tents. They’re not the nylon multicolored tents you see out on the beaches or anything like that. These are very, very high-end glamping tents. They’re 14x 16 wall tents. They’re custom built. This one is being custom built for us when we get the permit, and it’s proven tough in all kinds of weather. They’re fireproof. The tent is going to feature a four-poster queen bed with curtain closures. The tent interior will have a small table or two desks, a water station is provided with a 5-gallon water supply, little bowl, small coffee station. There are five screened and covered windows. There’s screened full covered front, the front door is a screen and it covers. There’s a rainfly and a deck area. The outside area has a seating area, small table, small barbeque with a hot plate. It’s not your usual camp tent. This is really glamping in a serious luxury style here. Guests will also receive a free continental breakfast delivered directly to them in the morning. I don’t have pictures of the tent because we haven’t set it up or done anything because we’re not permitted to do so yet, but I have samples of others that have set it up pretty much what we’re looking at doing. Super, super luxury. The tent is a minimum of 25 ft from all the property lines, the road, and of course the high-water line. It is surrounded by trees and bushes so we can minimize the sight lines. We are following the code for setting this up 100% as far as spacing our tents, and I know that we’ll be inspected when we go to set this up. As with the other accommodations, the guests are subjected to quiet hours between 10 pm and 7 am. One last note about our tents: When Pat and I opened up the gypsy wagons nearly three years ago, we had no idea just how successful this was really going to be. During our first summer we hit nearly 90% occupancy, just Pat and I. Since that time, we have topped that during the spring, summer, and fall seasons; but, during the winter and fall we sometimes drop between 30% and 60% occupancy. It’s just a mom and pop, it’s just Pat and I. We work hard, and although we’ve been able to find expert and reliable help in recent months, we want to scale back. We are only putting up one tent this season, just to see how it’s going to work and see how well it’s received. If it does go well, our future plan may include the sale of one of our gypsy wagons and replacing it with a second tent. We will never expand beyond four accommodations. Finally, the third part of our plan is to

James: Excuse me just a second. So, you don’t plan on having any more than four operating at any one time?

Lorett: That’s correct. So, if we have three wagons now, we’re only going to put up one tent this year. If it goes well, then we’re going to sell one of those gypsy wagons and we’ll put up a second tent.

James: See, initially I thought you were going to add four to the

Lorett: I know, and I seem to think that that’s been the general consensus in the community, is they thought we were going to have three gypsy wagons and four tents. Pat and I are not out there to kill ourselves. We’re actually doing this in a move forward to scale back, ok. We want to kind of go seasonal and, you know, this was supposed to be our retirement. We didn’t know we were going to be that busy. We’ve asked for a permit for the four tents so that if we eventually sell all the wagons, then we’ll just go strictly on the tents. It’s all dependent upon how well this whole idea is received. In the meantime, no more than four accommodations, whether is a combination of the wagons and tents or if we end up being all tents.

Let’s get to traffic. We’re only talking about one additional car to what’s already going on. Yes, there has been a minimal increase in the amount of traffic lately, and a lot of it has to do with the return of the sunbirds. I mean, they’re all coming back to Elk Bend. Additionally, there have been several sales of homes and property in the area, increasing traffic accordingly. We see it, but that traffic really has nothing to do with us. We still stick to the statement that we only increase traffic by two to three cars daily during the very busy season for our gypsy wagons, and only one additional car for the tent is permitted. We have parking spaces for all four cars. There are more than that when friends and family visit the area, there is quite a bit more traffic.

Let’s get to speeding. Why, why would anyone assume that the speeding are our guests when the locals are the worst offenders. Since the day we opened nearly three years ago we’ve only had to deal with two to three guests that exceeded the speed limit and we dealt with that ourselves immediately and with success. You know, we too are concerned. We’ve got children in the neighborhood, dogs, and there are a lot of other free-range animals in the area. We’re not going to allow for it. We see it, we fix it. The only complaint in that three years that we received from anybody in the area was from a homeowner in unit 4 complaining about kids on motorcycles, speeding, and causing dust to move through the area. The offenders in question were not our guests, had nothing at all to do with us, and were actually camping down the river. Again, assumptions stemming from rumors. There are comments about traffic issues at the Iron Creek bridge. This has nothing to do with us, our guests, or our permit. Those issues need to be addressed with the board and with the road and bridge department.

Last, we’re going to talk a little bit about the community. You know what, we work with our immediate neighbors to make sure we keep any issues they may have to a minimum or erase them completely if we can. If you will note, from the list of residents that were sent notice of our special use permit application, there’s only one name on that list that had any issues with us and that property owner doesn’t even live in unit 3 or 4, they actually rent out a home next to us. Our immediate neighbors, including the neighbors in the rental property, don’t have any issues or complaint with us. Although I received the letters from immediate neighbors too late to include in the packet for the board, I do have a stack of them here and I’d just like to read a couple of comments if I may. [Reads excerpts from letters in support] We have always been open to the neighborhood and have, on several occasions, made it very clear that all are welcome to visit, check out the luxury gypsy wagons, ask us questions, and for heaven’s sake, if you have concerns, talk to us. I know that there have been complaints in the community about this application, and I have talked to others that say “Hey, why don’t you call Lorett, why don’t you talk to her, why don’t you ask her questions?” Do you know, I’ve only had two people call and ask me questions about this. I don’t hate anybody. I don’t make judgements, I don’t judge people, I leave that to God. You have questions, you talk to me. I don’t hate you. For heaven’s sake, let’s get over this. We’ve always been open. Those that make complaints on the petition don’t even live within 300 ft of us, as you can see from the list of neighbors that were advised of this application. One owner on that list doesn’t even live on unit 3 or 4. The petition filed with the board is full of misinformation, rumors, statements, and concerns that have been proven false and have nothing to do with us or our application.

In conclusion, we are disposing of wastewater correctly and will continue to do so. We are committed to provide water to our guests via our well. We are only going to add one tent and thereafter, if desired, one tent per gypsy wagon sold. Our B&B lodgings provide for very minimal increase in traffic. We will continue to be open to community comments and concerns and will work within that community, stem the gossip and misinformation, and move forward toward working together with a goal of improving Elk Bend area for everyone. If I have not addressed complaints in the petition filed with the board, or additional concerns [unintelligible] at this meeting it’s because I don’t want to waste the boards time making comments on statements that, quite frankly, are non-issues and don’t concern us. I believe I addressed each concern that does matter in my packet. Since the time we opened in 2019 we’ve done everything we’ve set out to do and have provided a very low impact visually with relationship to sound and traffic in our community; however, we have made a high impact in contributing to the community by driving business to other businesses in the area and by paying into the state and county taxes. We have abided by our commitment to follow the rules and regulations to a “T” and go that extra mile to make sure our impact is minimal. We will continue to do so. Thank you. Does anybody have any questions, does the board have questions?

James: Neither of you have any questions? [Cody and Jeff indicate no].

Lorett: I do, by the way, have copies of all these letters if the board wants to see them.

James: What written correspondence do we have? Was it just the two that were in our packet? Gail Gibson sent in one, and then the other one was from several people, the ones that signed this were Karen Conlin Empey, Art Solko, Paul Barrath, Bruce Empey, Jane Solko, Connie Barrath, Jeff Temple, William Roe, and Ron Marks. Now, any testimony supporting the application? Please hold these to three minutes and we need your name and address, as well.

Robert Bowman: 141 Redwood Rd. I live next door. I fully support these people because there hasn’t been any issues with noise or trouble. To add one more thing, I think that’s great for their business. It really doesn’t have any major impact on traffic that I can see.

Victoria Painter: 109 Willowtree Dr. Pat and Lorett employ me and have done so for over a year. They’re amazing people and the addition of this tent will be hugely beneficial for me financially. It would help me to save money for the winter months when it gets a lot harder. Not only do I work for them, but I also work for other businesses in the Elk Bend community, and their business supports other businesses within the community which also benefits me substantially. Not only do they employ me and have I made money that way, but they have bought art work from me and they have bought art work from many of the other local artists in the community. They go to the locals when they need things, when they need work done. They don’t seek outside of the community, they seek within the community for things that they need. They’ve done nothing but benefit the community in amazing ways.

James: Anybody else? Ok, then testimony by those uncommitted to the application? Ok, then testimony opposing the application.

Gail Gibson: 117 Redwood Rd. My name is Gail Gibson and I own the property at 117 Redwood, adjacent to the Rogers property. Now they maintain gypsy wagons on the property. First and most importantly to me is the safety issue on the bridge coming off highway 93 S. As most locals realize that we must give right of way to those coming south on highway 93 since there is no stacking area for the right-hand turn lane into the one lane bridge that we have out there. The traffic has increased with additional mine traffic, ranch traffic up Iron Creek. Visitors to the area may not be aware of the issue. The bridge is a major issue for the area. We don’t need extra traffic on the bridge by non-residents. It is an accident to happen. It’s a major issue for me, because people stop on 93 when the bridge is getting used because it’s one way, so that’s a problem and there is no stacking area there. The objections we have: We do not need additional traffic flying up and down the dirt roads and creating dust issues. Absolutely against tents in the area. We are zoned for residential area, period. These are things that tried to be addressed tonight. Exactly what provisions are they planning on providing in the tents, heating and cooling, parking, sanitation issues, toilets, and showers: Where? Disposal of grey and black water. We are a residential community, not commercially zoned. These are some of our concerns as homeowners in the community and I feel this will not benefit our area and depreciate our property values. What is coming in the future? We as homeowners need to take a stand and put stop to commercial development in residential area. We moved to the country for peace and quiet. If we wanted to be bombarded with vacationers, we’d move to town. In conclusion, I feel the commissioners should take another look at the original permit and reassess the impact on the community. Per a phone call from Mrs. Rogers, they are wanting to test out the tent and eliminate the wagons in the future. I appreciate the opportunity to speak to you tonight and thank you for your time and service.

Carol Hogg: 235 Old Stage Rd. My concern is with the water issue. I am a member of the board of the Salmon River Meadows Mutual Water Company, and I think that some of the statements she made about having water provided by our company are a little misleading. I wasn’t there at the time, but I have read the reports. Another thing I am concerned about is because we’re serving public issues and serving our water to the public, we are tested monthly. Are they? They are serving to the public just like us. Do their wells, be it one or two I don’t know. I’d like to know about that. As far as the septic is concerned, I know that a lot of people out there are running on old septic that were put in for maybe two bathrooms, so if you’re running two bathrooms in your house and three out there and another tent, how big is that septic and where is that water going eventually, because it’s not sewer, it’s a septic. My concerns for the water company.

William Rowe: 189 Redwood Rd. I have noticed that the traffic going to and from the gypsy camp at times is horrendous. Ours is the first road turning off of Old Stage Rd, down Cabin Creek, and then onto Redwood Rd and runs by everybody’s house, instead of staying on Old Stage Rd and going down a street that goes directly into it, they come by my place. I did have an issue where I did try to contact you guys. I left a message of a vehicle stuck in front of my shop where I had been doing some dirt work. They were stuck there for quite some time. I was out of town, but my neighbor notified me of one of your patrons being stuck in front of my shop. Took quite awhile for them to get out because of the slick hill and stuck in front of my shop. I never even got a call back from you folks. Where you say that you reply to people, I got nothing back from you. I don’t want to see an increase in traffic. It’s a residential area, it’s not commercial. If we want to build hotels and have tent camps and stuff like that, need to go someplace where it’s set up for commercial, not a residential area on a septic tank next to the river. That’s the way I feel. Thank you.

Art Solko: 131 Blue Heron Dr. My concern is, I believe, that a lot of the statements, Lorett, that you made in reference to the water is very misleading. You stated seven times in your original application, either in writing or verbally, that you were going to be hooking up to the local community water, Salmon River Meadows. You say that did not happen because of cost increases, but at the same time your original request to the Idaho State Department of Water Resources was declined for your wells, per the documents you supplied to this committee. It was declined for both personal use and irrigation use on a commercial basis. It states that. The follow-up letter from the Department of Water Resources qualifies that you have told them you are going to use other water, so that means that for 3.5 years you have been operating, you have no legal water source, nothing that has been documented and supplied to this committee, and nothing that is documented or supplied in all of your original documents. In fact, the water request that you just referred to, was just an application from January of this year, and it does not allow personal use, only for irrigation use. The gypsy wagons still are using water with an unregistered source. That is my concern, that you’re telling the committee originally and now one thing, and you’re sliding something else under the table and doing something different. If you have the documentation that says you were able to use your well water 3.5 years ago, then please amend your application and submit that to them because it is not in there. Thank you for your time and service.

Bruce Empey: 126 Old Stage Rd. Again on the water, she indicated that we as the water board, I was on the water board when we raised it, she didn’t get on it, the quote she thought she was going to get was $25 a month, $1500 hookup. The water board met and they said they can’t have commercial property. They’re a small water board meant for single family dwellings, and it’s not only happening in the Salmon River Meadows Annex, it’s happening in Salmon River Meadows. We’re getting bed and breakfast’s starting to show up and our system is small and it creates a burden on it. One thing we voted on it [unintelligible] and we come up with a price and we sent it to them before they were approved. The other thing that I don’t like, and that is everyone refers to it as units 3 and 4 of Elk Bend. We are not in Elk Bend, we are Salmon River Meadows and we are Salmon River Meadows Annex, so when people refer to us, either they don’t understand the separation of the two miles it is to the sign that says entering Elk Bend, they say that. I just wanted [unintelligible].

James: Anybody else? Ok, if nobody else has anything, then it’s time for the applicant to rebut.

Lorett: It is unfortunate that those that signed the petition and came up to speak against us didn’t get a copy of all of the documents that I provided to the board as a response to their petition. First of all, they’re talking about the traffic on the bridge and the problems there on the bridge and it’s a one lane bridge. That really has absolutely nothing at all to do with us. I didn’t bring it up earlier because it’s a nonissue for us. That’s an issue, yes, it does exist. It’s not a huge issue, at least not to me and I haven’t noticed it, but that is a Road and Bridge Department issue, it’s not a Salmon Gypsy Bed and Breakfast special use permit issue. They talked about the tentative provisions. I kind of went over that in my original talk. We do provide water, we do have a bathroom. No, we don’t have showers, but we have gypsy wagons. If a shower is important to them, they can book a gypsy wagon. They can also go right down the road, like every other camper in the area, and use the showers at the RV camps, either in Elk Bend, in Salmon, in Challis, they’re all offered. To be honest with you, it’s been my experience that even those that are staying in the gypsy wagons don’t always use the showers because they’re headed up to Gold Bug or they’re floating in the rivers or whatever the case may be, so showers are pretty much a non-issue at this point.

Now the water company. If the board members will note in the packet that I provided, there is a copy of the letter from the water company raising the cost of the turn-on from $1500 to $6000. Our application was approved in December, that letter came out January 10. They adopted new bylaws raising the cost for special use permit users from $1500 to $6000, and we never had that before the application. That again is misinformation, and you have all the supporting documentation there. I think that’s important so that you understand what I’m having to deal with at this end.

The septic tank. I can go ahead, and if you want I will go ahead and read all the information on the septic tank. Our septic tank is approved, it’s permitted, it’s larger than is needed. I meet the recommendation of the use of that septic tank of only one-half of what that septic tank system can complete. Because we do, by the way, have a permit for our well for the gypsy wagons that was permitted and provided to us prior to the opening of our gypsy wagons in June 2019, we opened in July 2019. We test that well every year so that we know that the water is good, by the way. That permit was provided to us. We used that. It cost us $100. Again, as I mentioned earlier, just makes good business sense. [unintelligible] that we have to have a permitted water source that is tested and is clean and we do it. Why am I gonna spend $6000 for somebody to flip a switch, not to mention, because at the time I was concerned about the community water system, they alluded to the fact that hey, they’re not set up [unintelligible] commercial enterprise. You have the letter dated January 10th. You can see exactly what’s going on. Our septic is clean, it’s used, everything is done legally and we are under 50% usage on a daily basis. We have Pep’s come up every single year and inspect it whether we need it or not. Recommendations for emptying out septics is 3 to 5 years. We do it every year and we have copies of the receipts of Pep’s coming up and checking our system. We are right on. We are crossing all of our T’s, we are dotting all of our I’s, we’re not causing any environmental damage to the property. Why don’t you ask me? Why do you make these false allegations and spread this misinformation. Ask me. I’d be glad to show you how we do things. I’d be glad to show you the wagons. I’ll show you where the one tent will go. There is no reason for all of this wasted time, for the boards time, our time, and whoever wrote that petition, they spent a lot of time on that. The other thing I would like to point out to the board: There are six households that signed that petition. None of those signatures on that petition are from our immediate neighbors. There are over 70 households in units 3 and 4. You don’t see them. Most of those other neighbors didn’t even know that the petition was going around. They went to the only people that would support them. They went to the [unintelligible]. That’s what is happening right now. We have done everything according to the plan. We stuck on track. Traffic. Again, we’re adding one car. Look to the locals. Look to all the people that have bought property there. We have more RV’s and everything else that’s going onto the property, there are more issues with those RV’s and how they get rid of their septic than we have. There are people dumping on the property. Nothing is being done about that yet. I know they’re trying. That’s a concern that the community needs to look into, not for somebody that uses the honey wagon and macerator and takes care of their garbage, that’s what we do. You won’t find trash. You won’t find our guests going onto other people’s property. As far as this car being stuck in front of somebody’s garage, I never heard of that. I never received a telephone call. I never heard anything. The one guest that during the wintertime that got stuck on a road was up the road and guess who went and got him out? Pat. Got in his truck, looked up there, said “oh my god” and he’s done that for people that aren’t our guests. There have been people stuck on those roads. There’s only one road that doesn’t have as much of an incline, and if our guests or any of our locals, or even us, our neighbors go up that road, we get flipped off by the occupant because it’s his road. Now we’re in a position, we’re adding one car and they’re complaining about traffic. I mean, we’re talking about directions and signs. Our confirmation letters that go out to each and every guest, we tell them what the speed limit is, go down Old Stage Rd, go all the way down Stage Rd to Redwood, come down Redwood. That means they’re only going to cross the road in front of people that decided to build their houses right on the main road. I can’t do anything about that. They come back down around Redwood. If a guest decides to come down one of the other side roads, I can’t do anything about it, it’s a public road. They’re told what the speed limits are. As I mentioned earlier on, if we’ve seen anybody speeding (and believe me, there are more locals speeding on these roads than our guests), our guests are reminded. I have signs in our parking area, have signs right at the intersection of the road to Redwood asking people please be courteous, keep you speeds down, keep the debris down. We have children. I love those kids like they’re my grandkids. We have dogs running around. We don’t want to see anybody getting hurt. We’ve done everything, and yes I’m sorry if I seem a little angry, but I am tired of the malicious gossip that is being spread. I am tired of the misinformation. Ask me. Next time, ask me.

Comments from crowd.

James: That’s enough from the audience. This is a public hearing. Ok, does anybody have any questions they want to ask anybody before we close it, this is the end of testimony, we’ll close the hearing.

Jeff: The question I have is: In your packet it has a permit to appropriate water, April 23, 2021, and this one is approved for commercial use. Was this a subsequent

Lorett: We have two water permits. One was attached to the original application, that was the newest one that we had, that was for the addition of the tent and I believe I have that one here. That one is signed June 28. The new one is signed January 18, 2022. We have one that was previous that I have attached to my responses to the petition, and that was the one we got just before we opened up in 2019. So we have two permits and I just did the secondary one just to cover my bases to make sure that it would be alright for me to add that one.

Jeff: So you have valid water permits from State of Idaho.

Lorett: Yes.

Jeff: Ok. And same thing as you have a valid permit to use that septic system.

Lorett: We don’t need the permit. If you look at the code section that I quoted in my response, that’s been verified. The Idaho Administrative Code about disposal and cleaning of septic tank rule, I went to that specifically showing exactly how much water we use and how much [unintelligible]. We have to keep track of how much water we use at each one of those wagons, and the only way we could do that was by measuring how much water we dispense into the system from the honey wagon, and we do that daily and we had to do that for the Department of Water Resources, every four or five years comes out and want to see. We have a log sheet that we’ve been keeping since day one. Based on that, we can tell what our average water use was for each of the trailers. We use very little.

Jeff: The email from Eastern Idaho Public Health, that is for the Porta-Potty for the one additional tent. So that really has nothing to do with the septic or any change in the septic.

Lorett: The only time you need an extra permit for the septic is if you’re making an underground connection.

Cody: Is this “as built” you got from East Idaho Public Health.

Lorett: Yes, that’s the actual permit that was filed when the septic was put in.

Cody: So what all drains into the septic system.

Lorett: Our personal house, which is two people, and the wagons. We carefully monitor that. You’ll see that I included a copy of the data sheet that we have to keep for Department of Water Resources, it’s called The Wagon Drain Log. We attached the 2021 and up to date 2022, that’s how we came up with the average of how much goes into that septic tank.

James: Ok, we will bring the hearing to a close. Do you guys want to discuss this now or?

Jeff: When I look at the different concerns, the septic concern doesn’t seem to be applicable because they’re permitted for what they have, and what they’re going to add has nothing to do with the septic.

James: The tent isn’t connected to that anyway [Jeff: correct], so it’s a non-issue.

Jeff: They don’t have a shower room, it’s not like extra people taking showers. If the people want that, they have to either go someplace else or rent one of the wagons, that’s how you get one. That shouldn’t change anything. They’ve got a valid water permit for the addition. Really, all the information about what happened five years ago on the water is immaterial.

James: That’s the way I see it. They weren’t hooked up to the community water system anyway, so that’s a non-issue. Whatever took place there doesn’t matter, it’s not involved in the operation of the gypsy camp.

Jeff: As far as the bridge issue,

James: That is an issue, and I have thought that many times the State needs to do something there, that is not a good deal. That’s a state issue, it has nothing to do with this. I have never been to the gypsy camp, I have been down that road and I know what they’re talking about. That is a problem.

Jeff: The thing is, there’s no signs as far as how you’re supposed to come across that bridge. It’s like the bridge at Twin Peaks.

James: That’s an issue we have nothing to say about and there’s nothing we can do about it. The little bit of traffic on this isn’t going to change that anyway.

The board discusses what cars may be there and where they may go, how many trips they make on the roads. Understand the concern that it’s residential. Discussed impact of noise and commercial zoning. Clarified that the area is zoned agricultural and residential. Explained why we have the special use process as opposed to specific zoning across the county.

Cody motions to approve the special use permit, Jeff seconds

James: Moved and seconded to make a special use permit for the Salmon Gypsy Bed & Breakfast. Motion carried.

*Hearing closed*

REGULAR MEETING:

Seasonal living quarters – keep Bruce heading verbiage change.

EIPH enforcement, keep EIPH rules out of code.

Work on making a final draft for review at June public hearing

Jeff motion to adjourn meeting, Code seconded. Meeting adjourned 8:14 pm

Rachel Westfall