Planning & Zoning Commission Meeting

April 19, 2023

Salmon, ID

The Commission opened the regular Planning and Zoning meeting at 7:02 p.m.

Those in attendance were: County: James Malcolm, Cody Settles and Jeff Nofsinger

County Planning & Zoning Staff: Jonathan Ruskell and Lisa Olson

Members of the commission introduced themselves.

**Consent Agenda**

Approval of minutes from March 15, 2023

A motion was made to approve the minutes of March 15, 2023. All voted aye and the motion carried.

**Discussion on Proposed Changes to Lemhi County Development Code**

All looked over proposed changes to the codes that were discussed at the March 15 meeting.

**Cody** questions whether they have been sent to Commissioners for approval.

**Lisa** states that the changes that were discussed had been made on the documents that the Board had been mailed and if they approved the changes then they would be sent to the Commissioners for discussion and approval.

**James** brought up the issue of the 110 feet because Jeff had questions on it. (Page 44 Table 6.5)

**Jeff**: Yes, the minimum frontage that was stated in Table No. 5 (page 107) regarding driveway spacing. If anyone had an issue or needed to change this spacing they could come in and do a Variance.

**Jeff**: Changing to 20 A.D.T. Average Daily Traffic instead of Trips. (8.1.1.8, page 51)

**Jame**s: That’s it on the old stuff?

**Jeff and Cody** say yes that’s all for the proposed changes packet

**Cody**: The second packet is the new stuff?

**Lisa**: Yes, the second part are the pages on the new changes. Regarding yurts, tents and tipis and changing the wording from acre to parcel.

**New Packet proposed changes regarding yurts, tents and teepees:**

Regarding yurts, tents and tipis. (Adding 8.3.10 *Tents and teepees may only be used for a one week time in a 1 year period. and 8.3.11 Tents, teepees and yurts may not be allowed for use in an approved* subdivision page 52 of 158).

**Cody**: Questions whether 8.3.11 shouldn’t be a subdivision issue for convenances for them to determine or HOA rather than the county taking authority on it.

**Jonathan**: That would make sense. The other regulation we are getting rid of 8.1.1.10 regarding outside appearance of a subdivision would now become the issue of the subdivision.

**James**: 8.3.10 Only used for a one week period in a year, how is that broken up time wise? A week each in separate months, one in August, one in September or just one week, etc…?

All agree that time amount needs more clarification.

**Jeff**: If it’s their property how do we tell them they can’t do it?

**Jonathan**: We get calls from the neighbors. I have found that it’s like this in the office- I’ll do what I want with my property but if my neighbor does what he wants with his property then I want to complain about it. That’s the calls we get.

**Lisa**: What would you feel better with that would clarify that time period?

**James**: In the forest service and BLM you can camp for what, two weeks at a time?

**Jeff**: 16 days so you can do it over the weekend. You can get there on a Saturday, stay there for two weeks until the following Sunday. You can get three weekends in there, but it is 16 days.

**James**: Would you like to go that way?

**Jeff**: That should cover most hunters, there’s usually RVs there with them and they’ll usually have an extra tent. What keeps someone from putting up a tent that’s for their car and saying “Well that’s for my car” and they can put them up all year round. The biggest thing about this is enforcement. If we’re going to have it on there I would go for 16 days. I’m pretty sure the state is the same way with theirs, the 16 days.

**Jonathan** revisits the yurts and tents in a subdivision and taking that section out.

All agree with this conclusion for subdivisions and it should be an HOA or covenant issue.

**James**: If they can’t get their neighbors to go with them then it’s their issue.

**Jeff**: If we’re going to keep 8.3.10 I would go with the 16 days that’s reasonable for most people.

**James**: Do we have a definition for recreational vehicle and could a tent be considered under that?

All agree that a tent is **not** a recreational vehicle, RVs have national code and tents need to be separate.

**Cody**: Is there a reason why we want to allow the tents and teepees less time than an RV?

**Lisa**: An RV has sanitation.

All discuss sanitation options in an RV versus a tent, yurt or teepee. An RV has built in septic/sanitation where as a tent does not.

**Cody**: I’m just trying to think of a way that we can not exclude tents, and teepees, that they’re not allowed. If you’re going to have some type of habitation you’re going to have to have sewage as we do in RVs. Trying to think of a way to include tents and teepees.

All discuss sewage management system options. Port a Pottys being one.

**Jeff**: Say the same thing on the tents and teepes. If you are going to be over 16 days you have to have an approved waste management system, i.e. a port a potty.

**Jonathan**: Melinda at the Health Department has recently approved a composting toilet.

Everyone discusses composting toilets and how they come in different sizes and can fit in RVs, homes, etc…

**Jeff**: As far as 8.3.10 they can be used for 16 days without an approved waste management system.

**James**: What about an RV that just sits there for 2 weeks?

**Jeff**: They can do that because they have an approved waste system.

**Jonathan**: It’s 6 months before they need an approved waste management system.

**Cody**: What if we did the same as the RVs as with tents and teepees that their cut off is 16 days instead of 6 months.

**James**: The only problem I see with that is are we putting two different standards on similar things?

**Jeff**: Tents and teepees aren’t manufactured with sewage management systems. Tents and teepees shouldn’t be under recreational vehicles.

**James**: They really don’t fit anywhere else.

**Jonathan** suggests using the heading *Recreational Vehicle Living Quarters & Recreational Living Quarters*.

All are in agreement with title change as this differentiates from the two. Discussion commences again on the 16 day requirement for tent and teepee sanitation requirements. All are in agreement with this.

**Cody**: If they are going to live there for a long time would they need a building permit for their teepee?

**Jonathan**: After a certain point they would need to pay a solid waste tax, meet county setbacks just like a home but it would never be real property with no foundation. That’s an assessor’s problem. Plot plan, county road access, a driveway…

**James**: Does that meet what we’re trying to require?

All agree on the 16 days as reasonable for sanitation requirements while still giving people some freedom to use the tents, teepees and yurts.

All also agree to delete 8.3.11 regarding teepees and tents in a subdivision as this would be an HOA or covenant issue instead of involving the county.

**James**: The other two is just switching acre to parcel?

(Residential (R-1) Table A.2 and Residential (R-2) Table A.3 under the Density heading to read: *1 residence per parcel while all conforming with applicable sections in the Lemhi County Development Code*. Pages 83 and 84).

**Lisa**: Yes

**James**: Does that cover it?

**Lisa**: Yes, that covers it.

Motion made by Jeff to adjourn, Cody seconds

**James** moves and seconds to adjourn meeting, all respond with saying aye.

Meeting adjourned at 7:25 pm

Respectfully, Lisa Olson