Planning & Zoning Commission Meeting

July 19, 2023

Salmon, ID

The Commission opened the regular Planning and Zoning meeting at 7:00 p.m.

Those in attendance were: County: James Malcolm via Zoom, Vinn Strupp, and Cody Settles

County Planning & Zoning Staff: Polly Anderson and Lisa Olson

Members of the commission introduced themselves.

**Consent Agenda**

Approval of minutes from May 17, 2023

A motion was made to approve the minutes of May 17, 2023. All voted aye and the motion carried.

**Public Hearing on Development Code Changes**

No conflict of interest declared

**Vinn**: We are just going to go through each code one at a time and discuss if we need to.

Small Scale Development and Minimum Lot Sizes for All New Development. All newly created lots must have a minimum frontage of 110 feet measured lot line to lot line. This was done to clear up confusion? What exactly was done.

**Polly**: Removing the word Areas and adding All New Development.

**Vinn**: The next one is on the bottom of the page. Upper Lemhi River Valley is allowed up to 4 splits per parcel-provided the parcel is not subdivided. Splits will return to the original parcel after a period of not less than 10 years. What the change was is adding a period after subdivided and starting a new sentence capitalizing the S. Is everyone happy with this?

Both **James** and **Cody** respond yes.

**Vinn**: The next one is 8.1.1.8 Home Occupations shall be limited to 20 A.D.T. Average Daily Trips. The change would be Trips to Traffic. Is everybody happy with that?

Both **James** and **Cody** respond yes.

**Vinn**: There’s quite a bit on the next two to be removed; 8.1.1.9 Regarding equipment noise was determined it is too hard to regulate, and 8.1.1.10 visible changes on home occupations in a subdivision was determined to be a subdivision issue and not involve Planning & Zoning.

**Cody** and **James** both agree with that change.

**Vinn**: Division 3 Recreational Living Quarters & Recreational Use. 'And Recreational Use' was added to the title to clarify the use of tents, teepees and yurts.

**Vinn:** and **Polly** discuss how further down on page 52 number 8.3.10 will cover tents, teepees and yurts and how you can only use them for 14 consecutive days no more. This is to prevent people from living in them.

**Vinn:** Now we're down to Average Daily Traffic this was added to clear up confusion. The average 24 hour volume of vehicles measured over a seven day period.

**Cody** and **James** concur with that change.

**Vinn:** Now we are on page 83 Table A.2, This table shall not be construed to deny a property owner of any prior right they may have to develop on an existing platted lot. Added for existing lots in the Area of City Impact. New Land Development must have a minimum of one acre per residence while still conforming with applicable sections in the Lemhi County Development Code.

**Cody** and **James** are good with the change.

**Vinn:** Now on to page 84 Table A.3 This table shall not be construed to deny a property owner of any prior right they may have to develop an existing platted lot. Added for existing lots in the Area of City Impact. New land development must have a minimum of one acre per residence while still conforming with applicable sections in the Lemhi County Development Code.

**James:** So, there's two different places this had to be.

**Polly:** Yes, there are two different tables one is R-1 and one is R-2.

**Cody** and **James** agree with the changes.

All Development Code Changes have been addressed.

No testimony for or against Development Code Changes.

Public Testimony by Gary Leuzinger that did not pertain to the public hearing.

**Gary Leuzinger**: I’m Gary Leuzinger 23 Oliver Dr and I'm here to talk about a couple of statutes you may be familiar with. This is primarily about notification and I think some of this is carried over into the codes. The first one is 67-6511 part 2A which is Zoning Ordinance. (2) Ordinances establishing zoning districts shall be amended as follows: (a) Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission, which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given-and that’s shall be given, to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services. I forgot to mention when introducing myself that normally I’m here as a citizen but tonight I am representing Arrowhead Water District as the Chairman. You'll notice the language says particular consideration and notice shall be given on any particular zone changes of any public services of any political subdivision. In particular we are talking about the R-1 zone. The document is in as part of the comprehensive plan as a change to the Development Code. Therefore, this applies. Let me go through the other one and I'll make some other comments here. This one is 67-6509 Recommendation and Adoption, Amendment, and Repeal of the Plan. This plan could be the Comprehensive Plan. Notice of intent to adopt, repeal or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction. It's kind of the same thing but never in the history of Arrowhead Water District has anyone ever notified us of a zoning change. This would apply to a school that's affected or any other political subdivision not just Arrowhead Water District. I'd just like to submit these two for the record for you all to review. I would like to have an answer eventually.

**Polly:** We will discuss it and I will re-read this. I believe when we do have someone apply for a subdivision we do send notices out to all government agencies which would be Arrowhead Water District if it was in your area.

**Gary:** I'm not talking about a subdivision I'm talking about a change to the plan which is the Development Code.

**Cody:** We send out a public notice.

**Gary:** That's not what I said, I said you shall notify the public subdivision.

**Cody:** The public subdivision or the water service?

**Gary:** You have to be a political subdivision of the state or you wouldn't get notified. The only time you would get notified is if it had an effect on your operation which is part of the notification process. You're going to come in and change this and if it changes the way we do business then you've got to notify us directly, not just in the paper. We go through the same processes as the County to advertise, so does the Fire Department, so does the city.... We are organized under a different set of laws 4232 which is actually titled as The Sewer and Water district.

**Cody:** So, does offering a service make it a political subdivision?

**Gary:** No, it's more than that it is court appointed, we're a taxing district. We follow all the laws. We've been paying ICRIMP insurance for thirty years and never got paid a penny on anything. We haven't received any support from it. We don't have an attorney and we pretty much have to do our own studying of the law. I believe again it says that this administration has to notify us. Anyway, I'd like to submit that for the record and would appreciate a response.

**Cody** and **Polly** thank Gary

**Vinn**: Anyone else want to say anything?

No further testimony

**Vinn**: The board has 30 days to make a decision and I think we are all done.

**Polly**: No unfinished business, no new business

**James:** I will move to accept the changes as outlined in this meeting.

**Cody** seconds

All are in favor with aye.

**Vinn:** Reiterates that all changes were in favor with the board. No new business or unfinished business. Is there anything else anyone would like to say?

**James:** I'll move to adjourn the meeting.

**Cody** Seconds

Meeting adjourned at 8:15 pm

Lisa Olson