

MINUTES
LEMHI COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING
January 20, 2021
7:00PM

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

STAFF PRESENT: Teresa Morton, Polly Anderson & Chris Horton

GUEST PRESENT:

MEETING CALLED TO ORDER:

MINUTES OF PREVIOUS MEETING: Minutes of July 15, 2020 were approved with Jeff motioning and Cody seconding that motion.

Induction of new board member postponed.

DISCUSSION

A brief review of proposed code changes was completed during the meeting. Teresa explained the current development code contained several areas that should be considered for review. A draft of the potential areas for revision, dated 12-3-2020, was provided to board members for review.

The following items were briefly discussed with board members:

1. **Lot Split Approval-** Teresa advised board members that the current code requires the application to be placed on the agenda for the board to review, however, we have never done this. Teresa also advised there were several properties in the Leadore and Pashimeroi area that contained multiple allocate parts and it creates issues when doing lot splits and costs can be significant. James advised board members would take this into consideration for change and/or removal from the code.
2. **Amendments-** Teresa explained the current amendments section was repetitious and suggested combining all the hearing procedures to simplify its understanding. Teresa also pointed out the Neighborhood Meeting requirement for special use applications. Teresa asked whether this should remain in place or be terminated. Teresa informed board members that this is solely completed by the applicant and there is no involvement from the building department. James discussed multiple points including that people may be used to this process and may become

upset if it is removed. Cody said he did not believe it really helped or hindered the process. Jeff stated that board members do not know what was said at these meetings and asked if Cody thought more people were present at public hearings due to these meetings. Cody stated he did not believe so.

3. **Private Utilities-** Teresa stated written notification is not usually obtained until after the subdivision is approved. Jeff agreed and James stated board members will take its removal into consideration.
4. **Protecting Irrigation Systems-** Teresa explained there is current Idaho Code that covers these issues and recommended the code referred to those specific state statutes. James agreed that if there was already an Idaho statute in place, it was unnecessary to be in the development code. Teresa also advised of several other sections that this could apply including the Airport Zoning District Section. James advised these items will be reviewed.
5. **Buffering-** Teresa explained the current buffering requirements and Jeff noted that these requirements are difficult to apply to every situation.
6. **Lighting-** Teresa explained the lighting section is quite complex and requested board members review this section to see if it can be simplified. Board members agreed to review it.

Cody moves to adjourn, and Jeff seconds the motion, meeting was adjourned.

Teresa L. Morton