

MINUTES
LEMHI COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING
September 22, 2021
6:00PM

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

STAFF PRESENT: Polly Anderson & Nate Phillips

GUEST PRESENT: NONE

MEETING CALLED TO ORDER:

MINUTES OF PREVIOUS MEETING: Minutes of March 17, 2021 were approved with Jeff Nofsinger motioning and Cody Settles seconding that motion.

DISCUSSION

Polly presented to the board with some changes to the Development Code - **Division 3-Seasonal Living Quarters 8.3 Seasonal Living Quarters**. that the Lemhi County Commissioners would like to see changed.

The board discussed the reason for these code sections and felt that some of these were not necessary and some of them need to stay in the code and maybe reword some of them. They thought that if more than 30 days they should have a physical address and that they should have some type of sanitation.

James said that there was a petition in Elk Bend regarding Rv's that stated that the P&Z is not doing their job and that they would like to see something done.

There was a discussion about sanitation and felt that it may be ok not to have an approved system if there was a commercial service that would dump the septic for lots that are too small to have an approved system.

Polly said that her office had received a verbal complaint from a land owner that there was an RV in Elk Bend (Unit 4) running their generator day and night and was very disruptive to him as he lives right next door and he could hear the generator day and night. There was a discussion about the land owners putting together a homeowner's association in that area and if that would be helpful to them.

Cody thinks that 8.3.2.2 should read something a little different, something like an approved access permit issued by Lemhi County for Lemhi County owned or maintained roads.

The board felt that 8.3.1.4 & 8.3.1.4.1 should be removed as it should be up to the owner to bear the responsibility of their RV and that we are causing extra expense to our land owners by requiring a roof structure. There was a general discussion about removing 8.3.3 and referencing 8.2.1.1.

Another thing that the County Commissioners would like reviewed is the setbacks from Road right of ways. They would like to see the change of table 6.6 from 50 feet to 25 feet from the edge of the road right of way for the highways. And a change of corner lots with 2 roads of 25 feet for the front property line and 15 for the other. Polly told the board that this is what the city has. They would also like to see a change to table 7.3.1 from 25 feet to 15 feet from both roads in Elk Bend and Gilmore as the lots are smaller. Nate stated that Bret had told him that he would like 25 feet from the high-water mark for all rivers in all locations. The board agreed that would make sense for all of them to be the same and had no problem with it.

Polly said that County Commissioners would like the board to consider giving a free split where there is Non-Productive Ground that can't be used for ranch land but could maybe be used for a building site. Polly explained that she had spoke to the Assessor and that she did not have a problem with it as long as it was surveyed and a legal description was created for the parcel of ground. After discussion the board said that they did not like the idea. They said that it was still a lot split and either allow for an extra split for everyone or not do it. Polly explained to them that in some areas and also where there are large parcels you may have 4 splits and that any more than that constitutes a subdivision so we couldn't allow more splits. The Board wondered why some areas have more splits than other areas. Table 6.5. (ULV versus North Fork). Polly said that it had been in the Development Code since she started working for the County in 2002. She stated that she would look into it.

It was decided to make changes to Seasonal Living Quarters 8.3. Polly will make some changes and bring it back to the Board for review in October.

The Board decided that 7:00 PM is the best meeting time for them.

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