

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

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

STAFF PRESENT: Polly Anderson, Nate Phillips, & Rachel Westfall

GUEST PRESENT: NONE

MEETING CALLED TO ORDER: 7:01 p.m.

MINUTES OF PREVIOUS MEETING: Minutes of September 22, 2021, were approved with Cody Settles motioning and Jeff Nofsinger seconding that motion.

**DISCUSSION**

Discussion of code section 8.3 regarding seasonal living quarters. The committee believed the current code was confusing and was an overstep of county authority. They discussed various options and agreed that parking a recreational vehicle for 30 days could be considered seasonal use and therefore shouldn't require sanitation, 911 addressing, power, or permits. If a recreational vehicle was parked for more than 30 days but less than six months, and was occupied, it should be required to have maintained septic, and more than six months should be considered full time occupancy and be required to have approved sanitation, 911 addressing, and access permits. They agreed that if all of those conditions were met, someone should be able to live in an RV year-round. The commission talked about how to tax full time occupancy RV use, and also addressed nuisance issues. Polly shared that other counties require RV licensing every year. Discussed HOA formation to address issues in subdivisions.

Discussion about tables in Appendix A- Area of Impact.

Discussion about Public Health signature on plat and reference to Idaho Statute 50 1326 – 50 1329. Jeff felt the statute doesn't require Public Health signature until parcel is developed.

Discussion about table 6.5, page 44, small scale development and minimum lot sizes. Jeff wondered how and why the different areas were assigned differing numbers of lot splits.

Discussion about setbacks. Committee felt they should be changed to 25 ft from arterial roads and 15 feet for corner lots, 25 feet from rivers, 60 ft from average annual high-water mark, and 25 feet from other streams.

Discussion about home occupation to clarify 8.1.1.3: how many non-family employees can a home occupation have if located outside of a subdivision and on less than 5 (five) acres? The committee thinks the best thing is to remove “subdivision” and say 3 (three) non-family employees on less than 5 (five) acres and 5 (five) non-family employees on more than 5 (five) acres.

Mention of 2.1.2 – term limits for P&Z committee members.

Mention 3.1.3.12 and 3.1.4.3 – lot split requirement - assuming liability then avoiding responsibility

Question reason/need for “protecting natural assets” section at end of 6.2 – pg 40

Discussion 8.4.2 – number of allowed unlicensed vehicles depending on acreage - how did the parameters for this table come to be?

Discussion 11.2.16.1 – paragraph form of Appendix A table. Make 11.2.16.2 another table?

Discussion on section 11.2.55 defining “prime farmland”. Jeff wondered why that was included.

Keep 11.2.57.6 in light of SLQ changes?

Keep/change SLQ definition 11.2.6.3?

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

Polly Anderson