

MINUTES
LEMHI COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING
November 10, 2021
7:00PM

MEMBERS PRESENT: Chairperson James Malcolm, Vice Chairperson Vinn Strupp, & Jeff Nofsinger

STAFF PRESENT: Polly Anderson & Rachel Westfall

GUEST PRESENT: NONE

MEETING CALLED TO ORDER: 6:55 p.m.

MINUTES OF PREVIOUS MEETING: Minutes of October 20, 2021, were approved with Jeff Nofsinger motioning and Vinn Strupp seconding that motion.

DISCUSSION

Polly explained the proposed code changes regarding sanitary restrictions on plats. Vinn and James agree with proposed change. Jeff feels the state law already addresses the issue.

Discussed 2.1.2 – term of office for P&Z members. Take to commissioners to see if they want to keep this, and if so, see if they've been voting on P&Z membership per the code.

3.1.3.12 and 3.2.1 requirements for lot splits – remove the statement “and [protect] consumers from purchasing inaccurately described property.” Vinn and James don't see a problem with it but don't feel it's necessary either. Jeff thinks it might create a liability for the county and contradicts 3.1.4.3 “Approval of a lot split does not constitute or imply approval of a permit for any prospective use of the lot created”.

3.2.2 special use permits – remove the word “intensive”

Necessity of four bullet points under heading “Division 3 – Protecting Natural Assets”. Take to commissioners.

Table 6.5 small scale development and minimum lot sizes for all areas – Board wonders how differing acreage/lot split allowances came to be. Board wondered if it was necessary and fair. Allow free splits for unproductive ground? Can someone who owns several contiguous parcels “gather” lot splits for use across the contiguous ground?

Table 6.6 and 7.3.2 road and stream setbacks – Agree with proposed changes. Discussed changing stream corridor/wetlands/riparian areas setback of 60 ft. Propose condensing table to leave river and irrigation ditch setbacks as they are and combine the three stream rows.

Table 7.3.1 Elk Bend and Gilmore setbacks – agree with proposed reduction to 15 feet.

8.1 and 8.1.1.3 home occupations – confirmed agreement with proposed changes.

8.4 seasonal living quarters – Full time occupancy propose “6 (six) *consecutive* months”.

11.2.16.1 and 11.2.16.2 definition of “commercial” - Standard activities vs storage and handling of hazardous materials. Board feels differentiation between commercial and industrial should be addressed on a case-by-case basis. Add a statement “Any of the above commercial activities that include the handling and storage of hazardous material will be specifically reviewed by the Planning & Zoning board.” Also wondered about removing 11.2.16.2 altogether.

8.4.2 – unlicensed vehicle regulation - keep.

11.2.27 – definition of dwelling unit - keep as is

11.2.31 – definition of “full time occupancy” added

11.2.46 – definition of “manufactured home park” added

11.2.55 – definition of “prime farmland” - keep

11.2.57 – definition of “recreational vehicle” - keep as is

11.2.57.6 – remove, redundant to “dwelling” definition

11.2.66.4 through 11.2.66.7 regarding recreational vehicles – remove

Pg 136 – definition of recreational vehicle in flood plain section to match code definition?

NEW BUSINESS

Application for subdivision is in the works. It will require joint planning and zoning board because proposed subdivision is in the area of city impact. An application for special use permit also in the works.

Jeff moves to adjourn, and Vinn seconds the motion, meeting was adjourned at 8:42 p.m.

Rachel Westfall