

Planning & Zoning Commission

Meeting Minutes

February 18, 2025

7:00 pm

Salmon, ID

James Malcom opened the meeting at 6:59 pm.

Members in attendance:

James Malcom, Jeff Nofsinger, Ty Cole (Zoom), Cody Settles (Zoom).

Staff:

Michelle Smith, Sarah Bess, Dan Hobbs

Previous meetings Minutes:

Jeff Nofsinger made a motion to approve minutes of December 17, 2025, Cody Settles seconded the motion, motion approved

Communications: none

Written Correspondence: None

Public Hearings:

7:03pm - High Pines Estates Subdivision Application:

James Malcom opens the hearing and reviews open meeting format and procedures. No conflicts of interest among the Commissioners were stated with regards to the application.

The applicant, Bryan Hicks of 3 Frasier Lane, North Fork, Idaho, began his presentation stating he and his family have lived in North Fork for four years and expressed his desire to build a home on land split from his family's land (and current residence) for himself, wife, and four children. Mr. Hicks stated the new development will remain consistent with North Fork's rural character, acknowledging a need to protect property values, neighborhood character, and access to resources and utilities. Additionally, Mr. Hicks expressed his intent to invest in the community while a resident in North Fork.

Jeff Nofsinger asked for clarification regarding the house style and location. It will be a single-family dwelling on the adjoining (new) lot.

James Malcom asked the applicant to read through the application as it pertains to the Lemhi County Development Code. Mr. Hicks then read the development description and subdivision application, stating how it meets county code.

James Malcom asked what the address for the new property will be. It will not be addressed until a building permit is approved.

Testimony of those in support:

David Van Waardenberg of 2756 Hwy 93, North Fork, Idaho spoke in support of the subdivision as a neighbor and close personal friend of the Hicks/Ratto family. Mr. Van Waardenberg addressed the need of young families in North Fork to care for an aging community in participate in public service opportunities, such as the fire department.

Testimony of those undecided: None

Testimony of those opposed: None

James Malcom closed the hearing at 7:21pm.

Jeff Nofsinger motioned to approve the subdivision application. Ty Cole seconded the motion.

All commissioners voted in favor to approve the High Pines Subdivision.

7:23pm - Variance Application – Matthew Hageman

Matthew Hageman of 2220 S 4000 W, Rexburg, Idaho applied for a lot setbacks variance for his property in the Ramshorn Subdivision in Shoup. Mr. Hageman spoke of the history and remoteness of the subdivision, acknowledging the nature of the property will make for a lengthy permitting process. Mr. Hageman has been working on putting a dwelling on the property for 3.5 years and has already obtained a septic permit from the State. The subdivision has its own water system, which the home will be connected to. Mr. Hageman asked for a narrower setback to put his 1 bed, 1 bath home closer to alleviate draining issues that would arise from the shape and steepness of the lot.

James Malcom asked about the size of the cabin. Mr. Hageman stated it will be 1145 sq.ft. on the main floor with a 445 sq.ft. basement. James Malcom followed up by asking how many cabins are in the subdivision. Mr. Hageman said he has counted 17. A discussion ensued about the average size of the cabins in the area, comparing it to Mr. Hageman's design. Mr. Hageman said his cabin will be "small to medium" based on the surrounding dwellings.

James Malcom asked how much of a variance he will need. Mr. Hageman says five feet, making the cabin 10 feet off of Grizzly Lane, leaving room for emergency vehicles, and will not interfere with utility easements because there are none, as the water main is in the middle of road.

Ty Cole asked about winter conditions, specifically if the house would create snow drifts and difficulties for plows in wintertime. Mr. Hageman maintained that the home would not impair access as the road is widest on the turn by his property.

Testimony of those in support: None

Testimony of those undecided: None

Testimony of those opposed: None

James Malcom closed the public hearing at 7:41pm.

Cody Settles motioned to approve the variance application. Jeff Nofsinger seconded the motion.

The Commissioners voted unanimously to approve the variance.

Unfinished business:

New business: New office employee Dan Hobbs was introduced to the commission

Adjournment:

7:44pm James Malcom made motion to adjourn. Jeff Nosingher second. Meeting adjourned