

**City of Shoshone  
Planning and Zoning Commission  
Shoshone City Hall  
April 26<sup>th</sup>, 2022 6:00 p.m.  
Regular Meeting**

**Present:** Commissioner Nick Wallace, Commissioner Connie Brass, Commissioner Ernie Vasquez and Commissioner Justin Schoolcraft

**Others present:** Jennifer Rumble, Deputy City Clerk

**Absent:** Commissioner Chuck Rutler, Chairman William Marsh

**Regular Meeting:** Called to order at 6:03 by Commissioner Brass

**Approval of Meeting Minutes:** Commissioner Brass had one minor change to a title in the January 25<sup>th</sup> minutes, Motion by Commissioner Justin Schoolcraft to approve the January 25<sup>th</sup> minutes with the minor change, Commissioner Ernie Vasquez 2<sup>nd</sup> the motion, all were in favor, motion passes.

**Amendments to Agenda:** None

**Rezone Application:** The City received a rezone application from Lincoln County, for their property on which they will be letting Family Health Services build a new medical clinic, located at S Beverly St and Highway 24. The rezone application requested the property to be rezoned to NB, neighborhood business. After discussion among everyone present and reading several parts of the planning and zoning ordinance, Commissioner Brass recommended that it be rezoned to C1 (commercial district, light commercial), not NB (neighborhood business), based on the multiple uses of the property described in the rezone narrative letter and because the ordinance regarding the NB zone is specifically for businesses located on Greenwood St. It was also noted by Commissioner Schoolcraft that the NB (neighborhood business) district definition stated that the limited variety of businesses allowed in the NB zone will have a minimal impact on the adjoining residential neighborhoods. He felt like the proposed Family Health Services facility, while a good idea and a benefit to the community, would have more than a minimal impact on the area around it.

Commissioner Schoolcraft made a motion to not accept the application as written but to change the proposed zone from NB to C1, let the applicant know of the change and set a public hearing date. Commissioner Wallace 2<sup>nd</sup> the motion, all were in favor, motion passes. The public hearing was set for Tuesday, May 24<sup>th</sup>, 2022 at 6:00pm. Deputy City Clerk, Jennifer Rumble, will be responsible for letting the applicant know about the proposed zoning change.

**Conditional Use Permit Application:** The City received a conditional use permit application from Carl Legg, regarding the old Wells Fargo building. This property is located in the CB zone (central business). Carl will be setting up his business offices to this location. He has dealer's license through the State of Idaho because he sells more than 5 cars a year, as part of his normal business practices. A conditional use permit is required for auto sales in the central business zone.

Commissioner Schoolcraft made a motion to accept the conditional use permit and set the public hearing date, Commissioner Vasquez 2<sup>nd</sup> the motion, all in favor, motion passes. The public hearing date was set for Tuesday, May 24<sup>th</sup>, 2022 at 6:30pm. *(Upon further review, after the meeting, it was discovered that there does not need to be a conditional use permit or public hearing regarding Carl Legg's property at 103 S Birch St. Auto sales is an allowed use in the central business zone. Carl's permit fee will be refunded to him and he may proceed with his business plans for this property without a conditional use permit or public hearing.)*

**Other Business:** Commissioner Brass wanted to know if we had heard anything back from Region IV about the Comprehensive Plan update. Deputy City Clerk, Jennifer Rumble told the commissioner that she hasn't heard anything further.

Commissioner Brass asked if there was anything else anyone wanted to discuss before adjourning the meeting. People living in their campers and RVs around town was brought up again. Deputy City Clerk Jennifer Rumble did speak to the Mayor about this issue but he felt, with the current economic conditions and housing market, that we shouldn't push the issue and have a heart for the people who are unable to find homes right now. The planning and zoning commission is still concerned that it is an issue and will only increase over time and feel something should be done about it since it is against City ordinance to live in a camper or rv for more than a couple weeks. They do understand that the City doesn't have a code enforcer and therefore no real way of enforcing it as well, but still feel that there should be a better way to handle it, like a temporary permit or something.


Commissioner Wallace brought up that 6<sup>th</sup> street is being torn apart by the semi-truck(s) that constantly drive up down that road and park on it overnight. Other members of the commission mentioned that there are several places around town where this happens but it has always been an issue.

**Meeting Adjourned:** Commissioner Wallace made a motion to adjourn the meeting. Commissioner Schoolcraft seconded the motion, all were in favor and meeting was adjourned at 6:30pm.

Approved:

  
William Marsh, Chairman

Attest:

  
Jennifer Rumble, Deputy City Clerk

Dated:

6-28-22