

SCOFIELD TOWN PUBLIC HEARING MINUTES

April 13, 2026

6:34 p.m.

No Audio as the recorder was not working.

CALL TO ORDER: 6:34 p.m. by Mayor Levanger.

ROLL CALL: Debbie Redford, Kim Erikkila, Ralph Brinkerhoff, Jim Levanger, Brad Peacock, Meliss Hollway.

Public Comments: There were none

Amendments to Chapter V of the Scofield Land Use Code:

Mayor Jim Levanger read Table 4:

Table 4: Required lot features and dimensions in the commercial zone:

- Maximum Ration of Building Floor Area to Area of Lot – Shall meet setbacks, line of sight triangle (Ord. 3-6.8) & parking regulations.
- Minimum Setback from Dwelling or Building to any Lot Line Abutting a Street – 10 ft. Shall meet line of sight & parking regulations.
- Corner Lots Abutting a Street or Streets in the Commercial Zone – Shall meet line of sight triangle (ord. 3-6.8) & parking regulations.
- Minimum Setback from Dwelling or Building to Rear Lot Line – 0ft. Shall meet applicable fire code & no discharge of snow, water, etc. on adjoining property.
- Minimum Setback from Swelling or Building to Side Lot Line Not Abutting a Street – 0 ft. Shall meet applicable fire code & no discharge of snow, water etc. on adjoining property.
- Minimum Setback from Furthest Projecting Point of Accessory Building to any Lot Line Abutting a Street – 10 ft. Shall meet line of sight & parking regulations & no discharge of snow, water, etc. on street.
- Minimum Setback from Furthest Projecting Point of Accessory Building to Rear Lot Line meeting regulations (ord. 5-8-2023) – 0 ft. Shall meet applicable fire code & no discharge of snow, water etc. on adjoining property.
- Minimum Setback from Furthest Projecting Point of Accessory Building to Side Lot Line Not Abutting a Street meeting regulation (Ord. 5-8-2023) 0 ft. Shall meet applicable fire code & no discharge of snow, water etc. on adjoining property.

Mayor Levanger stated that the heights of the building must be safe for the fire department. R2 zone has a 60-foot frontage. Commercial Zone – amending to zero setback sides & back.

Mine location is zoned commercial. There is an ordinance for noise, outdoor lighting & nuisance is in place. R2 zone 8 feet on sides for fire protection.

This has been tabled until next months meeting after there is more information from the fire department.

Kim Erikkila made a motion to adjourn the meeting. Ralph Brinkerhoff seconded the motion. All were in favor. 6:45 p.m.