

Planning & Zoning Hearing

February 20, 2018

Present: Cresley McConnell, Chairman, Rebecca Wood, Commissioner, Roy Hubert, Commissioner, Mary Davidson, Planning and Zoning Administrator and Brenda Farnworth, Clerk for Minutes.

Public present: John Cover

2:00pm Rezone Request – John Cover

Chairman McConnell called the meeting to order.

Minutes

Chairman McConnell requested that the minutes be emailed out prior to the meeting in the future.

Commissioner Wood made a motion to approve minutes of January 22, 2018 as corrected. Commissioner Hubert seconded. Discussion, typo on line 2, replace ‘in’ with ‘is’. Vote unanimous two in favor, one against, motion carries.

Chairman McConnell read into the record the Public Hearing Rules & Regulations and the Public Hearing publication notice.

2:17pm ReZone Request Cover Farms Partnership, LLC

Cover Farms Partnership is requesting a split in the property they own located on the corner of Marley Road and 620 N. Road in Richfield, Idaho, RP05S19E050000A, 5-5-19 zoned A-5 be rezoned to RR-2.

John Cover of 603 Meadow View Lane North, Twin Falls, 83301 representing Cover Farms Partnership, LLC presented.

Mr. Cover lives in Twin Falls and farms in Richfield. They would like to move to Richfield on their farm. They are requesting to separate a pivot corner that is on a paved road, Marley Road. There is about 7 acres on the pivot corner. They would like to divide into two 3.5 acre parcels or three 2 acre parcels, depending on how the survey of the corner comes out. Right now they would like to build two homes, one for him and one for his son. They could do just one entry or more depending on what the highway district would allow.

Brenda Farnworth of 831 E 670 N, in Richfield spoke in favor of the split. Marley road currently has several houses and these would be a good addition to the community.

There was no one who spoke against the proposal.

LINCOLN COUNTY COMMISSIONERS MINUTES

Mary Davidson informed Mr. Cover that there will a 2nd hearing for this rezone on March 19th. He will be notified by mail of the date and time. Also neighbors will be notified if they wish to testify.

Other Business

Mary has received applications for two divisions.

Marshall Hendren. Parcel 04519E106000A, zoned A5. Currently an 80 acre lot and would like to divide two 5 acre parcels for home sites.

Discussion on water to transfer, there is no water rights with the parcel. They would be drilling a well for the home.

Second division

This parcel was divided in 1998 and called Deb's Acres, lots 1-3. Lot 2 was sold in 2016 to Jim Kuehn. He subdivided the lot and turned in a plat for Midway Park. The park was never developed. There is an issue dividing into all 4 lots as requested due to the fact that there is no access to inner lots. They need to have a culdesac for access. Discussion on whether to consider the culdesac as a division. Consensus was no, even though there would be 5 parcel numbers, the culdesac having it's own parcel number. But, the culdesac parcel is not buildable.

Discussion on the issue of Edwards Estates that are next to the Midway Park and how 3 of the 4 lots are landlocked unless Lot 1 has allowed access.

Both divisions are within the current planning and zoning ordinance and will move forward.

2:50pm Chairman McConnell adjourned the meeting.

Respectfully,

Brenda Farnworth, Clerk

Cresley McConnell, Chairman

Attest:

Brenda Farnworth, Clerk