

# LINCOLN COUNTY COMMISSIONERS

## P&Z Work Session

September 17<sup>th</sup>, 2018

**Rebecca Wood, Chairman; Roy Hubert, Commissioner; Terry Zech, Commissioner; Sarah Thomas, Clerk for Minutes.**

In attendance: Gary & Donna Hibbard, Mary Davidson, Director of P&Z; Larry Kerner, and Dave Zortman.

2:00pm Chairman Wood opened the P&Z Work Session. This work session also has a Public Hearing.

Chairman Wood read the Public Hearing Notice into the minutes.

Chairman Wood reviewed the rules and procedures of a Public Hearing.

2:04pm- The minutes are reviewed.

**Commissioner Hubert made a motion to accept the minutes for the July 16<sup>th</sup> 2018 P&Z Work Session. Commissioner Zech seconded. Vote unanimous in favor; motion carries.**

**Commissioner Zech made a motion to accept the minutes for the August 20, 2018 P&Z Public Hearing and Work Session. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.**

2:09pm- Gary & Donna Hibbard Conditional Use Permit

Mary Davidson, P&Z Administrator, reviewed the conditional use permit request. The Hibbard's own land at 269 E Highway 26, Shoshone, Id. They are requesting a Residential Division to divide off a home and approximately 5+/- acres from their property located at 252 E Highway 26, Shoshone, Id. 83352 RP# 05S18E23600A, 188.4 acres zoned A40. They would like to sell the land and home.

Chairman Wood asked the applicant for their testimony.

Chairman Wood called for testimony in support. Mary Davidson informs the commissioners that there has not been any testimony for or against from any of the landowners that live around that area that were mailed the proposal.

Chairman Wood called for testimony against the proposal. There are none.

**Commissioner Hubert made a motion to approve the Conditional Use Permit, RP#05S18E23600A, for the Hibbard in that they meet all the qualifications of requirement. Commissioner Zech seconded. Vote unanimous in favor, motion carries.**

2:18pm- Class C Permit- Dave Zortman

Chairman Wood reviewed where the discussion was left off at the last meeting. The affidavit was supposed to be cleaned up and they were waiting to hear from Jerry Mason. Mr. Zortman did not refine the affidavit, the attorney is supposed to. There has been no discussion with Jerry Mason, but he will be in Lincoln County on October 4<sup>th</sup> for training, they could speak with him then.

Discussion on the tourist stop/fort and RV Park that Mr. Zortman would someday like to build in Lincoln County if the Permit passes.

## LINCOLN COUNTY COMMISSIONERS

Mary Davidson presented the commissioners with the proposed Class C permit Use Affidavit that would be attached to the permit to review.

Discussion on the changes the commissioner would like to see on the affidavit. Mainly they would like them to make it clear what liabilities the county would not be responsible for.

Commissioner Zech is concerned about the potential of an outbuilding eventually be transformed into an inhabitation.

Further discussion.

Chairman Wood felt that if there was a way to help a business in town create a tourist attraction for the county, and potentially bringing future business to the county, then it should be supported.

The prosecutor has reviewed the Permit and Affidavit and added some language he would like to see on the affidavit.

Chairman Wood read the proposed Class C Permit into the minutes.

Commissioner Hubert was wondering who would provide the snow load information. Mary informed him that that was something that she has available.

Mary Davidson informed the commissioners that they would have to hold two Public Hearings stating what they would like to do.

Chairman Wood suggested putting the Public Hearing Notice in the Sawtooth Food Town ad if they decide to move forward with it, as well as notifying KMVT about doing a story.

Commissioner Zech asked how this permit would affect the city ordinance. Chairman Wood informed him that it would not encompass city limits. It would only be for county P&Z; it would have to be accepted by the city P&Z before they could do anything in town.

Dave Zortman would like it to be called the Constitutional Building Permit instead of the Class C Permit. He believes this permit is giving the people of the county back some freedom, and so should be named to represent that.

**Chairman Wood made a motion to go forward with Public Hearings phase concerning the Constitutional Building Permit. Commissioner Hubert seconded the motion. Discussion. Vote unanimous in favor; motion carries.**

Discussion on what the fee should be set at for the Constitutional Permit going forward. Mary Davidson suggested anywhere between \$75-\$100.

The commissioners agreed that the fee for the permit should be set at \$95.

Mary Davidson is going to update both documents and have the Prosecutor review the changes.

Discussion on when the Public Hearing should be set. The first hearing is set for November 5<sup>th</sup> at 6pm at the Community Center and the second hearing is set for December 3<sup>rd</sup>.

Discussion on the P&Z Training with Jerry Mason on October 4<sup>th</sup>.

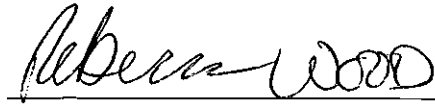
Discussion on the next P&Z Public Hearing on October 15<sup>th</sup> concerning the 3 String CAFO Permit.

3:17pm- Chairman Wood adjourned the P&Z Work Session.

# LINCOLN COUNTY COMMISSIONERS

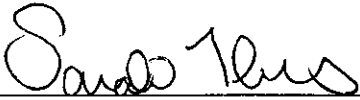
Respectfully,

Sarah Thomas, Clerk for Minutes

A handwritten signature in cursive script that reads "Rebecca Wood". The signature is written in black ink and is positioned above a horizontal line.

Rebecca Wood, Chairman

Attest:

A handwritten signature in cursive script that reads "Sarah Thomas". The signature is written in black ink and is positioned above a horizontal line.

Sarah Thomas, Clerk for Minutes