

LINCOLN COUNTY COMMISSIONERS

P&Z Work Session

October 22, 2018

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

In Attendance: Mary Davidson, P&Z Administrator; Guy Hopkins, P&Z Administrator; Brenda Farnworth, County Clerk; E. Scott Paul, County Prosecutor; Carol Boudreaux, Public.

2:00pm- Chairman Wood opened the P&Z Work session.

Chairman Wood gave highlights on the APA P&Z Conference, Planning for Public Participation. The old way of holding the public hearing isn't really working anymore. The biggest problem is participation. Kuna holds their workshops online and does a survey for people at home to voice their opinion. Polleverywhere.com is another good option that promotes poll so people who can't attend are able to express their opinions. Other great suggestions Chairman Wood would like to look into the information pamphlets about the county with different coupons available from different businesses around the county.

Guy is going to become an APA member. They have a lot to offer their members and the commissioners are excited about this. Chairman Wood went on a lot of tours and had a lot of interesting ideas to help create a recreational boom for the county.

Chairman Wood showed the commissioners some videos about the Eagle Bike Park and how little development was required to make this. The other acres surrounding the bike park were just marked bike trails and routes. BLM has a lot of land that they would be willing to lease to the county for recreational use.

Chairman Wood went to the Recreational Grant Workshop that was held in Twin Falls and there are a lot of grants available for recreation and RV parks. The grant application process proved to not be very difficult and Chairman Wood felt that there could be a lot of grants to help develop the recreational development of Lincoln County.

Guy Hopkins also attended some of the APA P&Z Conference and gave an overview of the different classes he attended and different ideas that were discussed at them.

Chairman Wood asked the commissioners to look outside the box for different recreation opportunities that could be developed.

Mary informed the commissioners about a Mr. Hochendonner who would like to develop a subdivision on his property but doesn't have the financing available to do so. Mary told him about the changes that have been made to the ordinance that now allows property to be divided four times before having to go through the costly subdivision process. He was very excited about the process. Being able to divide the property four ways and sale the four units should be enough money to help finance the subdivision.

BLM wanted a copy of the County's comp plan. There is a private buyer who would like to buy 600 acres from the BLM to put solar power panel just outside of Shoshone. It would be in the area of impact if the land was adopted into the county.

2:49pm- 3 String CAFO Discussion

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This is on here so if the commissioners have any questions for Mary. There was no decision to be made that day. This is only for discussion. Mary gave the commissioners maps to review. No conversation for anyone outside of the meeting. Chairman Wood had several phone calls from community members that are for the CAFO, although there were none at the meeting. Mary reminded the commissioners again that they need to review their comp plan and CAFO ordinance.

Commissioner Hubert asked Mary about the units that would be available on the current land if the CAFP were not to pass. Mary explained the 3 String Cattle currently owns several 100 acres of land currently around the city of Dietrich. Per the county ordinance any land zoned AG 40 is allowed up to 99 units before they are required to ask for a CAFO. They would not however be able to corral them in one location. A CAFO is about confinement. They have ample water rights for this endeavor. Commissioners also talked about the protection policy that an individual talked about at the prior meeting. Mary believes that the setbacks adopted by the county address that. Another item in the comp plan is the code requirements of the Hwy District. The current CAFO is compliant. If the commissioners approve the CAFO, they could make a request in the agreement for the owners to get approval from the Dietrich Hwy District. The seven reason decisions have to be approved. There were certain things that were said at the Public Hearing that cannot be considered when deciding on the CAFO.

Nutrient Management Plan is not required because it is a feedlot not a dairy and feedlot CAFOs are able to have up to 999 units before they are required to have a Nutrient Management Plan.

A sighting plan would be required if the CAFO were approved. The current corrals do not work because they are within the setbacks. There is a discussion on feedlot CAFOs versus dairy CAFOs. There is absolutely no dairy CAFO that has transferred with this land. There is a wet barn for milking but a dairy would only be considered a unit if your producing and selling a product. The CAFO is species specific, so it can only be cows that housed.

Air quality would be monitored by the State.

The prosecutor would like the commissioners to have their reasoning's within the week in order to get everything written up by October 29th.

3:12 pm- Emergency Address Post

Guy has the county broken down into North Shoshone, Shoshone, Dietrich, Kimama and Richfield. He is going to break it down into 1-mile radius with street addresses. He would like to know what the setback would be off the road. The mail box set back would be the best option.

Chairman Wood received a quote for the posts but isn't very impressed with it. The posts are priced well, but the numbers and blanks are expensive. She would like to get another bid.

Guy suggested talking to the local schools about making it a project for the various Ag classes.

Chairman Wood is going to look into other options and will discuss it at a future meeting. She will contact Gooding County about the tubing they used to go around the posts.

Discussion on where the Highway District gets their green fiber glass stands. There is a possibility that they could just use those and put numbers on this. Chairman Wood will contact some people to get some information on this.

3:29om- Chairman Wood adjourned.

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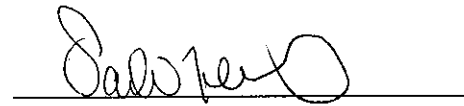
Respectfully,

Sarah Thomas, Clerk for Minutes

Handwritten signature of Rebecca Wood in cursive script.

Rebecca Wood, Chairman

Attest:

Handwritten signature of Sarah Thomas in cursive script, positioned above a horizontal line.

Sarah Thomas