

LINCOLN COUNTY COMMISSIONERS

Planning & Zoning Public Hearing

March 11, 2019 @ 6:00 PM

Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Richard Ellis, Commissioner, Mary Davidson, P&Z Building Administrator, E. Scott Paul, Prosecutor.

In attendance: Tony Owens, Don Tabor, Dave Zortman, Terry Pennington and others not listed.

6:00 PM Chairman Wood opened the Public Hearing for public comment regarding the Class C Permit proposal.

Chairman Wood read the publication notice for the public hearing into the meeting.

Chairman Wood read the purpose statement regarding the Class C Permit and read the Class C description into the record making clear that this type of permit wasn't a place of human habitation. Also stating that there would be no inspections and no certificate of occupancy. She also wanted them to understand that it was up to the applicant to check with their financial institution and insurance company to see if this type of permit would work for them. She stated that this will replace the current Ag Permit that is in effect. She read for review the current Ag Permit guidelines into the record. She discussed the fee increase from the current \$50.00 to a flat \$125.00 for the Class C permit.

Mary Davidson discussed the current Ag Permit and violation of it. Stating that the Affidavit that must be signed when applying for an Ag Permit many applications have to intent on keeping. The Class C permit removes those restrictions. She also discussed some of the things that can be applied for under the Class C Permit if adopted that currently you must apply for a full building permit to build.

Commissioner Hubert stated the inspections and stamped lumber that is a requirement under the current building permit process would not be a requirement under the Class C as no inspection would take place.

Chairman Wood spoke about our current Building Inspector is in favor of this permit. We are the 1st in the State to potentially adopt this type of permit.

Rick said this is a very liberal permit.

Don Tabor of Shoshone asked if there is a size limit on the building that can be built under this permit.

Mary discussed the size requirements and again that there would be NO Certificate of Occupancy issue with this permit.

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Terry Pennington asked if the Ag Permit would still be available. Chairman Wood clarified that it would not if the Class C Permit was adopted that it would replace it. He questions the increase in the fee from \$50.00 to \$125.00 and felt that it was too much. He felt like 20 to 30% increase was more acceptable.

Chairman Wood said that the Commission would take his comments under advisement.

Jeremy ? (Couldn't hear) asked about if this permit would be available in the City and it was made clear to everyone that NO only the County properties.

Mary made sure the group understood that anything outside the city but inside the Area of Impact under 20 acres falls under the City regulation in each town not the County.

Leonard ? (Couldn't hear) asked if you could do an addition to a current Ag Building under this permit.

Mary stated that as long as all other permits from the state were pulled and that the rules were followed and it didn't need to be financed or have a C of O then yes it could be applied for.

Dave Zortman, Shoshone thanked the Commissioners for considering his proposal of a year ago that he didn't think it would get this far. He feels it is a huge plus for our community. Small business is hit hard, even a small dog wash is a big deal. He stated that he would like to see the permit more around \$95.00 was once proposed but would be happy with the permit.

He felt the Class C Permit, should be called a Constitutional Permit but understood why that wouldn't work. He felt that it isn't a third class permit, it is a first class permit, and it is top notch. There was some discussion on the name of the permit.

Prosecutor E. Scott Paul addressed the fee increase and that there will be a separate hearing on the change if the permit was adopted.

Chairman Wood asked the group what they thought of the purposed permit with a thumbs up and the group responded with a thumbs up.

Chairman Hubert felt it was a great idea.

Mary addressed the average cost of an RV barn and how fees are figured for a current Building Permit for this type of building and how much would be saved by the applicant.

Chairman Wood called for final comments.

Dave Zortman suggest that the permit be named a Class a Permit instead of a Class C Permit and that was discussed further. Since it is replacing the current Ag Permit the Class A permit makes sense. Mary asked E. Scott Paul if they changed the name to a Class A permit would they need another hearing and he stated no, it was not a major change only name the permit description would not change.

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Chairman Wood stated that the Commission would take the name change under advisement and they may be adopting the permit at the next Commissioners meeting. To watch for a hearing on the fee increase. She then called the meeting closed @ 7:10 PM



Rebecca Wood, Chairman

Attest:



Mary Davidson, Building Administrator