

LINCOLN COUNTY COMMISSIONERS

Planning & Zoning

August 19, 2019

Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Rick Ellis, Commissioner; Mary Davidson and Cindi Sievers, P&Z Administrator.

2:00pm Chairman Wood opened the Public hearing for the Hochendoner Variance application.

In attendance: Eric Hochendoner, Todd Bollar, Elaina Bollar, Kaylee Bollar

Chairman Wood read the public hearing notice into the record.

Cindi Sievers notified the Commissioners that the sign on the Hochendoner property was incorrectly placed, but the sign was relocated to the correct property. She stated there was no letters or phone calls for testimony regarding the variance request.

Commissioner Ellis made a motion to accept the minutes for July 15, 2019 as presented. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.

Commissioner Hubert made a motion to accept the minutes for June 17, 2019 as presented. Commissioner Ellis seconded. Vote unanimous in favor, motion carries.

Chairman Wood read the Rules & Procedures into the record and opened the hearing for Eric Hochendoner, 46 Parker Gulch Rd., Shoshone, ID 83352. Variance application for parcel #RP04S17E360T04A located at E 620 N. Legal description Tax 4,36-4-17 requesting a variance to allow roads in the proposed subdivision be gravel and not paved pursuant to LCSO 5.2.2.2 and 5.2.2.3 as paving would be an unnecessary hardship pursuant to LCZO 9.3.1.

Eric Hochendoner addressed the need for affordable housing. He stated he wants to allow manufactured, modular, and stick built homes in the subdivision. The current Subdivision Ordinance requires paved roads. Eric has a letter from the Shoshone Highway Department stating they would sign off on the requirements providing their terms are met and do not want to maintain the roads. Hochendoner explained that he as the developer and the homeowner's association would be responsible for maintaining the roads.

Chairman Wood asked for testimony for or against. There were none.

Discussion by Commissioner Hubert regarding the minutes from the Highway District about a fine for disturbing corners. Discussion; this may address the apron into the subdivision. Eric stated Mark Kime from the Highway Department came to the site to inspect the property and the site where the apron would be placed from the main road and had no issues.

Chairman Wood stated they would forgo the reasoned decision.

Commissioner Ellis made a motion to approve the Variance Permit Application for Eric Hochendoner at E 620 N, parcel #RP04S17E360T04A. Commissioner Hubert seconded. Discussion; there is a contract for agriculture and that there is 365 days for the Variance to

LINCOLN COUNTY COMMISSIONERS

stay in affect. The variance is for Phase 1 of the project. Vote unanimous in favor, motion carries.

Chairman Wood stated the next item for the hearing is for Todd and Virginia Bollar, 569 N 450 W, Shoshone, ID 83352, parcel #RP05S16E017200A. Requesting to divide 5 acres off their 80-acre parcel zoned A40, pursuant to LCZO 4.1.3(a). The intent is to give the 5 acres to the son and daughter-in-law to build a home.

Cindi stated the property is zoned A40 and meets all the requirements of the application and read the LCZO 4.1.3(a) into the record.

Todd Bollar stated his address and requested the 5 acres be divided to allow his son and daughter-in-law to build a home. Discussion on the location of the proposed 5 acres.

Chairman Wood asked for testimony for or against. There were none.

Chairman Wood declared to forgo the reasoned decision.

Commissioner Hubert made a motion to approve the Conditional Use Permit for Todd and Virginia Bollar to divide 5 acres from parcel #RP05S16E017200A zoned A40.

Commissioner Ellis seconded. Discussion is to allow son and daughter-in-law build a home in Lincoln County. Vote unanimous in favor, motion carries.

Chairman Wood closed the public hearing.

Mary Davidson discussed the trees to be planted tomorrow at the CAFO for 3 String Cattle according to the condition of the approval. She had received a letter from the Soil Conservation about the trees that is recommended for CAFO. Discussion on the season for planting of the trees. Spring is better to plant the trees from January to April. Because of the timing of approval of the CAFO, planting after May was not recommended. 3 Strings would like an extension for planting the trees to April 30, 2020. If the trees are not planted by the deadline the CAFO should be revoked. Discussion of the current operation and conditions of an extension if granted.

Chairman Wood made a motion to allow 3 String Cattle Company to plant the trees as recommended with a deadline of April 30, 2020 or the CAFO will be revoked, and they cannot feed animals in the confined corrals until trees are planted. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.

Discussion on review Contract Applications for Professional Land Surveyors. Mary only has two applications to date; Desert West and Gradetek. She should have three. She would like to put it back on the agenda for September and have the new County Attorney Roats review to be able to publish again.

Respectfully,

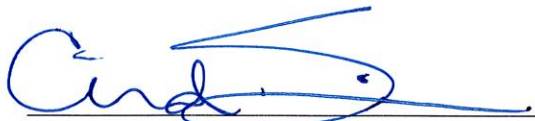
Cindi Sievers,

LINCOLN COUNTY COMMISSIONERS



Rebecca Wood, Chairman

Attest:



Cindi Sievers, P&Z Administrator