

# LINCOLN COUNTY COMMISSIONERS

## Planning & Zoning Hearing / Work Session

September 16, 2019

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

2:00pm Chairman Wood opened the public hearing meeting.

**Commissioners Hubert made a motion to accept the minutes for August 19, 2019 as corrected. Commissioner Ellis seconded. Correction; to add the year to the deadline for 3 Strings. Vote unanimous in favor, motion carries.**

Chairman Wood read the Conditional Use Permit for Western Mortgage and Realty Company description from the admin report into the record. A correction to one of two RP numbers was made in the reading; the RP numbers were correct on the application.

Chairman Wood read the Public Hearing Rules & Procedures into the record.

Cindi stated the purpose of the hearing. The previous administration incorrectly advised the property owner that a conditional use permit (CUP) was not needed for the division. However, when the Assessor's office received the quitclaim deeds for the division, it was sent back to the title company for a CUP to be processed. Discussion when the deed work had been done; January 2019.

Cindi reported there were no comments from those who were sent letters about the hearing. Chairman Wood read the letter from Western Mortgage and Realty into the record in support of their request to have the application approved.

Discussion on the situation that was done that created the need for this public hearing. This public hearing is for the purpose of approving the divisions that have already been recorded with the County.

Chairman Wood declared to forgo the reasoned decision.

**Chairman Wood made a motion to approve the CUP for Western Mortgage and Realty Company to divide the two pivot corners zoned A40. Parcel numbers RP07S22E250T04A and RP07S22E250T05A. Commissioner Ellis seconded. Vote unanimous in favor, motion carries.**

Chairman Wood closed the public hearing and move on to discussion on Gateway Subdivision.

Eric Hochendoner from Gateway Subdivision.

Cindi discussed the items needed to move forward with the subdivision hearing. Items needed; a letter from the South Central Health District stating they will approve septic's in phases or in the subdivision as a whole, something from Big Wood Canal stating how the water shares will be

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transferred when a lot is sold, how the pressurized water system will be distributed to each lot, and where bus stops will be built. Eric will work on getting the items to move on to a hearing.

Chairman Wood asked how big the lots are and how much he is selling the lots for; approximately 2 acres and \$25,000 per lot. He is currently leasing the property for phase 2 and 3. Phase 1 is what he is working to get done now.

Discussion on a property in Vortex Loop. The prospective buyer wants to know if they would be willing to hear a Conditional Use Permit to allow a business with storage units and used car sales. Cindi read the industrial use ordinances into the record for consideration. The Commissioners would be happy to hear his application prior to the purchase of land.

Discussion on amending commercial zoning to be clearer. Discussion on zoning maps.

Discussion on the APA Planning Conference in Twin Falls in October. Chairman Wood will look into a scholarship to send Cindi to this conference.

2:45pm Chairman Wood adjourned the Planning & Zoning session.

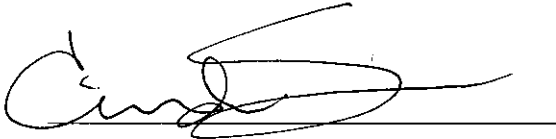
Respectfully,

Cindi Sievers, Clerk for Minutes



Rebecca Wood, Chairman

Attest:



Cindi Sievers, Deputy Clerk