

LINCOLN COUNTY COMMISSIONERS

Planning & Zoning Hearing / Work Session

January 21, 2020

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 meeting and read the publication into the record.

Commissioner Hubert made a motion to accept the minutes for December 16, 2019 as presented. Commissioner Ellis seconded. Vote unanimous in favor, motion carries.

Chairman Wood read the Conditional Use Permit (CUP) and the Public Hearing Rules and Procedures into the record.

Palacio Limited Partnership, represented by Bill Palacio, whose address is 2155 E 1775 S, Gooding, ID, present to discuss his CUP.

Cindi presented the facts and ordinances supporting the CUP for parcel RP14S16E6603A. Mr. Palacio is requesting to divide 1+ acres off the 80-acre parcel zoned A40. He has an interested party to purchase the piece of property with the home as an employee residence according to LCZO 4.1.5 "The divided parcel must be no less than one (1) acres and not greater than five (5) acres in size." Discussion on the 80 acre parcel the request for division has been corrected before the new parcel would be considered for division.

Mr. Palacio discussed his plan to divide the one acre off the 80 acre parcel and sell that piece to Joe Lopes. He commended Cindi and Linda Jones, Assessor in this process. He stated the property has a shared well and septic. Chairman Wood discussed the water rights and if it has sufficient water to maintain the lawn; the answer was yes since it is only one acre.

Chairman Wood asked for any comments for or against the CUP. Cindi state she had not received any calls or letters for or against the request. Mr. Palacio stated his neighbors had called him to ask what he was doing, but none had any problems with the CUP request.

Chairman Wood declared to forgo the reasoned decision.

Chairman Wood made a motion to approve the Conditional Use Permit for Palacio Limited Partnership, 2155 E 1775 S, Gooding, ID, represented by Bill Palacio on Parcel RP14S16E6603A for 1+ acre division as per LCZO 4.1.5. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.

Chairman Wood closed the public hearing.

Cindi presented the Commissioners with maps for the proposed County surveys for the gravel pit and the football field for review.

Mary Davidson, Building Administrator, presented a situation for Weber regarding putting a second home on a parcel for employee housing. Discussion on Lincoln County Ordinances do not address second homes for employees. Mr. Weber came in to get a building permit and was

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told the conditions according to LCZO for a second house. Discussion on the CUP for the second home, but Mary wants to know if she can issue a building permit before the CUP is brought before the Commissioners. Mr. Weber wants to be able to place the home in February. The Commissioners agree Mary can move forward and issue the building permit.

Freddie Garcia, Garcia Land Surveying LLC, is here to discuss the two County survey projects that the Commissioners want done. Discussion on his work experience in Lincoln County. Chairman Wood explained the work needing done at the County gravel pit near Richfield. The property needs markers on the three parcels so the boundary is clear to the other gravel pit near the location.

In addition to that project, Commissioners would like to have the football field in City of Shoshone divided off of the County owned parcel to discuss a possible trade or sell to the Shoshone School District. Cindi will check with the City of Shoshone for a land division within the city limits.

Discussion on a land division in Richfield that is zoned A5. The application has been submitted with payment. Cindi is waiting for the property owner to present the survey of the 5 acre parcel to proceed with the division.

3:00pm Chairman Wood adjourned the meeting.

Respectfully,

Cindi Sievers, Planning & Zoning Administrator



Rebecca Wood, Chairman

Attest:



Cindi Sievers, Administrator