

# LINCOLN COUNTY COMMISSIONERS

## Planning & Zoning Hearing / Work Session

April 19, 2021

**Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Cindi Sievers, P&Z Administrator. Joann Rutler, Commissioner, not present**

2:00pm Chairman Wood Opened the Meeting

**Commissioner Hubert made a motion to accept the minutes for March 15, 2021 as presented. Chairman Wood seconded. Vote unanimous in favor, motion carries.**

Chairman Wood called the applicant, Joshua Burnside, via phone and opened the Public Hearing.

Chairman Wood read the Public Hearing rules into the record.

Cindi explained the purpose for the rezone and that it complies with LCZO 4.1.4(a). The applicant wants to divide 5 acres off his 40 acres to quitclaim it to his nonprofit organization. To accomplish this, it would serve him best to rezone. There are other parcels with A5 zoning near his parcel.

Chairman Wood asked Mr. Burnside, 215 E 520 N, Shoshone, ID to explain his reason for the rezone and what his 501c3 nonprofit will use the land for. He runs a program for rehabilitation for combat veterans. He will run 3 to 4 programs a year, for 2 to 5 veterans, staying for a 30-day period. He will build a place for the veterans to stay during the program. Discussion what the program does for the veterans.

Chairman Wood restated the purpose for clarification. Then asked for testimony for or against the proposal. Cindi stated that on caller asked what was the purpose for the rezone and where the proposed building would be, and what kind of program he was offering. I replied the building will be in the back of the 40-acre parcel and he will be doing 30-day programs for veterans. This satisfied her question.

Linda Jones, Assessor, added that the surrounding parcels range from 10 to 2 acres parcels.

Chairman Wood asked Mr. Burnside to tell the Commissioners a little bit about his program for veterans.

There being no further questions, Chairman Wood declared to forgo the reasoned decision.

**Chairman Wood made a motion to accept the rezone application for Joshua C. Burnside and Kathy L. Norris, 215 E 520 N, Shoshone, ID RP05S18E070601A, zoned A40 to A5 and allow Mr. Burnside to divide 5 acres for a non-profit organization. An easement will be required to access the 5-acre parcel, and to grant 2 shares of water rights to the 5-acre parcel. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.**

Chairman Wood closed the public hearing.

Cindi addressed the number of calls coming in for solar panel installations for roof and agriculture. The Class A Permits are being issued for agricultural installation for power to

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irrigate. However, the County does not have a fee nor ordinance for solar panel roof installations. Therefore, the only thing she can do is require the installer to provide an engineered report stating the roof will support the solar panels. Discussion on how to move forward getting an ordinance and fees for solar installation; Cindi will work with CA Roats to accomplish this project.

Cindi presented the Commissioners with the details for discussion on property owned by the Robertson family on an 18 +/- acre parcel to be subdivided into smaller parcels. Discussion on the land near the property are zoned A40. She also discussed another parcel the Robertson family would like to rezone to commercial to build storage units.

Lon Montgomery here to discuss his plans to start improving the Green Cut Subdivision. He would like to begin selling lots. He has 4 lots that are almost ready for building permits. As soon as he has the requirements done to allow for a building permit, he wants to open up more lots in phase 3 and 4, but the paving has not been done. He talked to the Commissioners about using the new ordinance to build gravel roads like some of the other subdivisions have. The Cindi stated that because of the conditions that allowed the original plat to be approved, he would have to file a variance. If he can finish the roads in gravel, he can open more lots for sale once the other conditions are met from the original agreement.

2:50pm Chairman Wood adjourned the meeting.

Respectfully,

Cindi Sievers, Planning & Zoning Administrator



Rebecca Wood, Chairman

Attest:



Cindi Sievers, Administrator