

# LINCOLN COUNTY COMMISSIONERS

## Planning & Zoning Hearing / Work Session

October 18, 2021

**Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Joann Rutler, Commissioner, Norma Anaya, P&Z Administrator.**

2:00 p.m. Chairman Wood opened the meeting

Chairman Wood opened the public hearing for Gary & Peggy Hamilton Rezone Application and read the rules and procedures into the record.

Norma gave a brief explanation to rescind financial division for Gary & Peggy Hamilton from May 17, 2021 to request rezone from A40 to A5 instead. Financial division would not allow them to keep all outbuildings.

Commissioners questioned the reason of rescinding previous motion.

The applicant Gary Hamilton, 1375 N 1150 E Richfield, ID gave testimony explaining to refinance their property the bank requires 5 acres however, to keep all his outbuilding he would need to rezone to A-5 to divide off 10 acres. He explained his neighbors were upset thinking he would split his parcel into multiple 5 acres to sell off. He plans to sell of the remaining 30 as a whole.

Norma explained on commissioner's map where Hamilton's home is located on their map and Donald Barnes, 1 mile north, was approved to rezone A-5 back in January of 2020. Cindi added background as to why Barnes was approved.

Rebecca asked for anyone in favor to comment.

Rebecca called for anyone against to comment.

Norma read email from Randall Baugh, 1105 E. 1420 N. Richfield, ID, where he stated he opposed the rezone due to increase density, noise, dust, and traffic. He is very concerned increased drawdowns from 7 additional wells would affect existing wells.

Rebecca asked Gary if he would like to reply to Randall's comment.

Gary said no, he had talked already talked to Randall about the situation.

Discussion on impact of additional wells. There would be no additional wells since remaining acres will not be divided into a subdivision.

Chairman Wood declared to forgo the reasoned decision.

**Commissioner Wood made motion to rescind financial division motion from May 17, 2021 to allow a Financial Division for Gary & Peggy Hamilton at 1375 N 1150 E Richfield, ID 83349 on parcel RP03S19E270602A. Commissioner Rutler seconded. No discussion. All in favor, motion carries.**

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**Commissioner Rutler made the motion to allow rezone for Gary and Peggy Hamilton at 1375 N. 1150 E Richfield from A-40 to A-5 for Gary, RP03S19E270602A, to divide 10 acres with home. Commissioner Hubert seconded. Discussion this is a Zone Change not a division at this time. All in favor Motion passes.**

Chairman Wood closed the public hearing and reconvened the regular P&Z meeting.

Chairman Wood read survey report from Freddie Garcia sent to Norma via email.

Discussion of what stakes were placed and where. Commissioner Rutler said carsonite and rebar we had walked and everything looks good.

Norma explained Freddie suggested the county draw up a letter for Staker and Parsons notifying them if any stakes are damaged or taken out, they would be charged the damage

Commissioner Hubert asked about the 15-acre parcel. Freddie said Cindi didn't want him to do anything with that parcel. John Roots stakes are already planted. Garcia Survey flagged them confirming they are in the right spots.

Moved to Minutes

**Commissioner Hubert made a motion to accept the minutes from August 16, 2021 as presented. Commissioner seconded. Vote unanimous in favor, motion carries.**

FEES:

Norma explained Building Permit Values would be discussed after talking to city of Shoshone and Richfield. Jenn is currently working on updating their fees.

Planning and Zoning Fees proposed increase presented by Norma to commissioners. Fees compared to Camas and Gooding County current fees. Discussion public hearings, publication cost, and mapping cost. Commissioner agreed on proposed increased will not move to a public hearing until done talking to Jenn and Luanne to have a single public hearing.

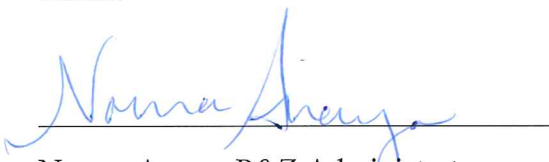
Respectfully,

Norma Anaya, P&Z Administrator



Rebecca Wood, Chairman

Attest:



Norma Anaya, P&Z Administrator