

LINCOLN COUNTY COMMISSIONERS

Planning & Zoning Hearing / Work Session

May 16, 2022

Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Norma Anaya, P&Z Administrator; Rebecca Richmond, Clerk for Minutes.

2:00 pm Chairman Wood opened the Planning and Zoning Meeting. She started the public hearing and read the rules and procedures.

Norma read the Administrative Report. Conditional use permit was requested by Mark Kerner for an additional dwelling on his 122-acre lot, RP05S8E072400A.

Chairman Wood stated the public hearing was published on April 28th, 2022, and notice was mailed to surrounding parties. She asked the applicant to give his testimony.

Mark Kerner, 517 N Hwy 75, representing Bootjack Dairy, explained when they acquired the property there was a trailer there forever, and they would like to do everything necessary to replace it with another trailer in the same space

Chairman Wood asked Norma trailer is gone?

Norma explained this piece of land had a trailer many years ago and it was removed leaving the spot vacant. There was no conditional use permit for the original trailer so now that they want to place replace it a Condition Use Permit is needed.

Commissioner Hubert asked Mr. Kerner if anyone lived in the older trailer without a CUP?

Mr. Kerner explained it was there since 1990, there was discussion the home could have been placed before there was a P & Z board and removed in 2011.

Norma asked Mr. Kerner to show her which outbuildings are homes. He explained there are labors quarters but no one is living in them. He would like to make it livable.

Commissioner Hubert asked about the Septic and Water. Already there from many years ago.

Chairman Wood asked for any testimony for or against the proposal. NONE

Discussion on the sharing a Well and Septic. Mr. Kerner is going to dig and find where the second septic is located. Discussion on the distance from the 1st dwelling and the year of the trailer he is moving in. Newer than 1976.

Chairman Wood declared to forgo the reasoned decision to move forward.

Chairman Wood made a motion to approve a conditional use permit for Mark Kerner, P.O. Box 856 Shoshone, ID 83352, location of 488 N 150 E. Shoshone Id 83352 with RP# RP05S18E072400A to replace a manufactured home with a newer one. Commissioner Hubert seconded and made the comment he was concerned there was no permit for the original home and is satisfied knowing it was before the county required permits.

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Chairman Wood added Bootjack to the motion. Commissioner Hubert accepted. Vote unanimous in favor, motion carries.

Commissioner Hubert made a motion to accept the minutes for Monday, April 11, 2022, as presented. Chairman Wood seconded. Vote unanimous in favor, motion carries.

Commissioner Hubert made a motion to accept the minutes for Monday, February 14, 2022, as presented. Chairman Wood seconded. Vote unanimous in favor, motion carries.

Norma explained the 2 fee increase proposals discussed in the past, and asked the commissioner which would they prefer to go with to move onto a public hearing.

Commissioner Hubert asked which is fair to consider the employee and time on the building permit.

Norma explained the valuation table would be a big increase but is updated every six months so fees would not need to be updated move forward if adopted.

Chairman Wood is concerned about the large initial jump but understands how it would be easier.

Norma explained it is a big jump but the county has not updated fees in a long time. The table could go down but hasn't looked through all years posted on the website. It is calculated on market value and construction cost. Discussion on median values and valuation table.

Norma explained instead of using the 6-month update to update fees annually.

Chairman Wood made a motion to take the ICC Building Valuation Data Table to a public hearing. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.

Discussion on changing additional dwellings in A-5 zones, Industrial regulations, and Commercial regulations in the Zoning Ordinance. Discussion on animal units and adding the CC&Rs.

Commissioners asked Norma to work with Richard to publish and take it to a public hearing.

Norma explained the importance of managing roof solar panel placement by using a building permit. After looking at the Zoning Ordinance with Richard it would be supported as an alteration to the structure. Currently, no permits are being used for roof installs and Class A Permits are being used for ground installations. Will be using building permits as alterations moving forward.

Discussion on Floodplain Ordinance update last adopted in 1989. Discussion on the possibility of withdrawing from NFIP. Norma explained no help would be offered to the county in event of an emergency and she was unsure of the effect it would have on the city. (mostly in the floodplain.)

Chairman Wood, Commissioner Hubert, and Norma went through the Idaho model and the current ordinance discussing new state requirements and new definitions.

3:00 pm Chairman Wood adjourned the meeting.

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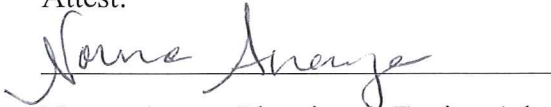
Respectfully,

Norma Anaya, Planning & Zoning Administrator



Rebecca Wood, Chairman

Attest:



Norma Anaya, Planning & Zoning Administrator

