

LINCOLN COUNTY COMMISSIONERS

Planning and Zoning Work Session

Monday, October 3, 2022

Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Joann Rutler, Commissioner; Norma Anaya, Lincoln County Planning & Zoning; Cindi Sievers, Clerk of the District Court; Jennifer Hohnhorst, Clerk for Minutes.

1:30pm Chairman Wood opened the Lincoln County Planning and Zoning work session.

Commissioner Rutler motioned to amend the agenda to move the Area of Impact discussion up to 1:30pm. Chairman Wood seconded. Vote unanimous in favor, motion carries.

The City of Richfield and the City of Dietrich are present for the Area of Impact discussion. Mayor Tom Naylor of Richfield would like the commissioners' help with planning a training for both the county and city Planning and Zoning to get everyone on the same page with Area of Impact. Chairman Wood offered to contact Jerry Mason to put on another county-wide training on Area of Impact. New agreements may need to be made regarding city and county responsibility. Currently, the city provides services within the city limits and developers outside of the city limits are responsible for the entire bill should they choose to be cut into city services such as water and sewer. The city and the county need to work together to ensure that development in the Area of Impact is done properly.

Mayor Taylor Perkins is here from the City of Dietrich for the Area of Impact discussion. Commissioner Rutler mentioned the South Central Community Action Partnership Self Help housing project to both mayors, as SCCAP is looking for land in our communities to build new housing projects. Dietrich does not currently have any Area of Impact projects to discuss.

Claims and Minutes

Commissioner Rutler made a motion to approve the minutes for Lincoln County Planning and Zoning meeting, Hearing and Work Session, on September 19, 2022, as presented. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.

Commissioner Rutler made a motion to approve the minutes for Planning and Zoning meeting on August 22, 2022 as presented. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.

Jennifer Rutler from the City of Shoshone has joined the meeting to discuss Area of Impact. The City of Shoshone is struggling to get people to show up to City Council meetings, which impacts the city's planning and zoning administration.

Discussion on RV housing. All three Lincoln County cities are having issues with residents living in RVs. Citizens do make complaints, but at the moment Shoshone is not enforcing their ordinance. The county has received many complaints about residents living in RVs. Previously, the county only approved CUPs for RV living if the permit-holder had current plans to build or a medical hardship. Now, the county will consider a CUP for RV living if certain safety

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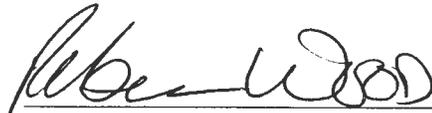
conditions/inspections are met. Currently, there are many residents living in RVs around the county that have not applied for a CUP. There has also been an increase in residents applying for a CUP to live in an RV. Norma Anaya stated that Gem County allows a CUP for RVs that is only enforced by complaint. It has been observed that many people are living in the RVs in Lincoln County in an unsafe manner, and because a CUP has not been obtained there is also no way to check up on their sanitation practices. Commissioner Rutler is concerned about the sanitation issue. Commissioner Hubert is concerned that the county should not be telling people what they can do with their own private property. Norma Anaya feels that the ordinance must be enforced. Mayor Naylor pointed out that residential septic systems are not designed to work with an RV for dumping. He also brought up that a code enforcer needs to be available to enforce the conditions of the CUPs. The commissioners will leave the RV Conditional Use Permit as it is for now.

Norma Anaya discussed tiny homes, which the County requires a CUP for. They must have a kitchen to be considered a dwelling. Mayor Naylor pointed out that a CUP should be temporary and should not apply to an actual dwelling. Treasurer Youts noted that they should be included on the tax roll. Commissioners stated that the tiny homes or additional dwellings are counted by the Assessor and included on the tax roll.

2:35pm Chairman Wood adjourned the Lincoln County Planning and Zoning Work Session.

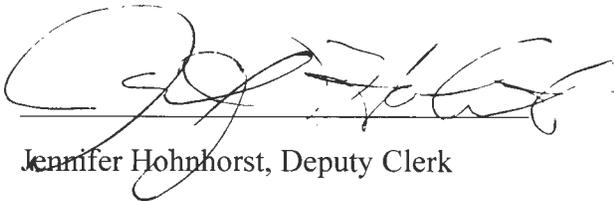
Respectfully,

Jennifer Hohnhorst, Clerk for Minutes



Rebecca Wood, Chairman

Attest:



Jennifer Hohnhorst, Deputy Clerk