

LINCOLN COUNTY COMMISSIONERS

Planning and Zoning Meeting

August 22, 2022

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

11:00 Chairman Wood opened the Planning and Zoning meeting continuance for Mr. Adams's Conditional Use Permit

Norma gave the Board a brochure that has the state's definition of a recreation vehicle.

Chairman Wood asked Mr. Adams if he would like a copy. Replied No

Commissioner Rutler read the public hearing notice.

Chairman Wood asked Norma if any further information needs to be discussed.

Norma said just the form given from the state.

Chairman Wood asked Mr. Adams what his future plans are to build a cabin or home.

Mr. Adams explained he had a building permit that has now expired. He tried to put in a well a couple of years ago and got no response. Doesn't think there is a future with everything going on. Will be dead in two years.

Commissioner Rutler clarified that he has no plan.

Mr. Adams explains he had a plan that didn't work.

Discussion continued on Mr. Adam's beliefs about the future no longer existing. He purchased 2 trailers when he was employed. He plans to use what he has for the next two years.

Chairman Wood asked the commissioners if they have any other questions.

Commissioner Hubert said no, from his understanding Mr. Adams has no plan. He wants to stay in a recreational vehicle.

Commissioner Rutler Agreed.

Mr. Adams commented he has 2 mini mobile homes.

Chairman Wood said based on the information given from the state, there are ways and need to convert things into tiny homes; her understanding is by removing the running gear.

Norma explained the need to hire a licensed installer to certify it is affixed properly.

Mr. Adams said the cost of the foundation is \$16,000. He asked to be treated fairly as his home is better than neighboring manufactured homes. He has driven around and there are many living in trailers.

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Chairman Wood agreed there are many people living in RVs however, they are not doing it legally.

Commissioner Rutler read the application stating the use of the RV would be temporary. How long is temporary?

Mr. Adams explained he would be dead in two years.

Commissioner Rutler confirmed 2 years.

Norma explained the application would have an annual review.

Discussion on Zoning Ordinance 6.2 Temporary use of the RV and requirements. A-F was read aloud and discussed.

Discussion if RV is registered, electrical hookup, and skirting.

Chairman Wood asked if there are any further questions.

Commissioner Hubert said no questions but would need to be reviewed in a year. The only concern is the electrical hookup needs to be inspected by a licensed electrician.

Chairman Wood agreed and still needs skirting. Asked if there are any questions on the requirements. Knowing that further requirements need to be met and working under hardship feels the board can waive the reasoned decision form and move on to a decision.

Commissioner Hubert agreed.

Norma asked to put a timeframe on the electrical inspection due to the fact the RV is already occupied.

Discussion on 30-60 days to get documents to Norma and electrical. 90 days on the skirting.

Chairman Wood made a motion on the Conditional Use Permit for Marc Adams, PO Box 646 Shoshone, Idaho for a hardship application to live in a recreational vehicle in accordance with Lincoln County Zoning Ordinance 6.2 on the property zoned A-40, RP05S18E229000A to approve with conditions to be reviewed on an annual basis. Mr. Adams needs to turn in a sanitation plan and water reports, Mr. Adams has 60 days to have a licensed electrician check hookup, Mr. Adams has 90 days to complete skirting, and turn in registration and proof of title. Commissioner Rutler seconds the motion. Vote unanimous in favor, motion carries.

Commissioner Hubert made a motion to approve the minutes for the June 21, 2022 Planning and Zoning Work Session as amended. Chairman Wood seconded. Amendments are shown in Red. Vote unanimous in favor, motion carries.

Commissioner Rutler made a motion to approve the minutes for the July 18, 2022 Planning and Zoning Public Hearing with two corrections. Commissioner Hubert seconded the motion. Vote unanimous in favor, motion carries.

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Norma explained the Agreement the board wanted between the City and the County for county projects in City limits may take longer as the City needs to do City and County needs to do County unless they have an adjoining board.

Chairman Wood said the County has a representative in the City P & Z.

Chairman Wood adjourned the meeting.

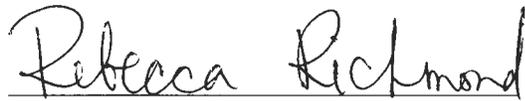
Respectfully,

Rebecca Richmond, Clerk for Minutes

A handwritten signature in black ink, appearing to read "Rebecca Wood", written over a horizontal line.

Rebecca Wood, Chairman

Attest:

A handwritten signature in black ink, appearing to read "Rebecca Richmond", written over a horizontal line.

Rebecca Richmond, Deputy Clerk