

LINCOLN COUNTY COMMISSIONERS

Planning and Zoning Meeting: Hearing and Work Session

Monday, September 19, 2022

Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Joann Rutler, Commissioner; Norma Anaya, P & Z Administrator; Cindi Sievers, Clerk of the District Court; Jennifer Hohnhorst, Clerk for Minutes.

2:00 pm Chairman Wood opened the Lincoln County Planning and Zoning meeting, public hearing and work session.

Intermountain Gas Conditional Use Permit, Public Hearing- Published on August 25, 2022, Lincoln County Zoning Ordinance 2017-22-8 Chapter 11.1-11.4: Norma Anaya, Planning and Zoning Administrator, gave background. Intermountain Gas representative Carolyn Murray, 555 South Cole Road Boise, ID 83709 is requesting a CUP to place a Natural Gas compressor station on a 24.9-acre lot at 1650 Old HWY 93 Shoshone, ID that is zoned commercial (RP03S18E097200A) in accordance with Lincoln County Zoning Ordinance 4.4.3(a) CUP required for all other uses. Carolyn Murray would like a compressor station to feed natural gas to Ketchum and Sun Valley area. There will be too much usage and not enough pressure if they do not add this compressor station. The compressor will have a 1,380 HP engine and does create sound (116 decibels) with a sound equivalent, outside of the building, to the average chainsaw. There will be a muted tan-color building over the compressor station. It will not be putting gas out into the atmosphere in large volumes so there should be no issues with odors or fumes. The closest building site is 4,700 feet away from the compressor station. Chairman Wood- how loud at neighbors? Answer- quieter than a chainsaw. Intermountain Gas is willing to do a noise impact study if it is wanted. No complaints have been received from neighbors closer than 1,000 feet in the past. Commissioner Hubert had questions about gas main breaks, to which the answer was that there are emergency shut-offs and the station has a purging system that purges all the gas out of the building to avoid explosions. The lateral line is on the old Highway 93, so there will be no boring under the current highway. Norma made it known that there is no road maintenance on Old Highway 93. There was no positive, oppositional, or neutral testimony regarding this permit application. Chairman Wood questioned whether Intermountain Gas would be willing to plant some trees in the area to muffle any sound. Carolyn Murray stated she would ask someone within the company that could make that decision. Linda Jones, Lincoln County Assessor, stated that 4,700 feet between the station and the nearest neighbor is nearly a mile, to which Commissioner Hubert stated he did not see any need for tree planting as there should be no noise complaints. Chairman Wood asked to forego the reasoned decision form, and to entertain a motion.

Commissioner Hubert made a motion to approve the Conditional Use Permit for Intermountain Gas Company, 555 South Cole Road Boise, ID 83709, to place a natural gas compressor station at their 24.9-acre lot located at 1650 Old Highway 93 Shoshone, ID 83352 Zoned Commercial RP03S18E097200A in accordance with Lincoln County Planning and Zoning Ordinance 4.4.3(a). Commissioner Rutler seconded. Vote unanimous in favor, motion carries.

FEMA Ordinance work session- Lincoln County's FEMA Ordinance was determined to be outdated in April of 2022 and the county was given 90 days to update the ordinance. Currently,

LINCOLN COUNTY COMMISSIONERS

FEMA is working with Lincoln County to determine where the county actually stands with the ordinance. The county has been granted an extension until November 20, 2022.

Old Business

Norma discussed our ordinance regarding residents living in RVs. Chairman Wood stated that when originally creating the ordinance, the concern was safety. While that is still a concern, with the current housing situation, displacing families by not allowing them to live in their RVs is also a concern. Commissioner Rutler brought up a concern regarding black water management. Commissioner Hubert's concern is that the current ordinance is putting the county at risk of being held liable for any negative or hazardous circumstance that may occur. It also restricts what people may do with their private property. Other elected officials feel that there does need to be a set of guidelines to be followed in the county. Norma questions how to enforce the violation penalties of conditional use permits. She will follow up with other counties to see how they enforce their ordinance. Chairman Wood suggested the commissioners and Planning and Zoning review the ordinance language and revisit the issue.

Clerk Sievers suggested that Planning and Zoning hold a work session more than once a month. Norma stated that she could do 15 minutes once a week.

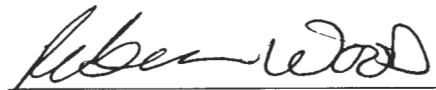
Clerk Sievers mentioned ordinances for tiny homes. Norma stated that building permits are required no matter the size of the building. Clerk Sievers suggested that perhaps a tiny home could be a possible solution to the RV/housing issue in Lincoln County.

Commissioner Rutler made a motion to accept the Lincoln County Planning and Zoning hearing work session minutes from August 15, 2022, as presented. Commissioner Hubert seconded. Vote unanimous in favor, motion carries.

2:50 pm Chairman Wood adjourned the Planning and Zoning Hearing and Work Session.

Respectfully,

Jennifer Hohnhorst, Clerk for Minutes



Rebecca Wood, Chairman

Attest:



Jennifer Hohnhorst, Deputy Clerk