

1. 1:30 P.M. January 7, 2021 - Lawrence County Planning & Zoning Regular Meeting
Agenda

Documents:

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A. GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of December 3, 2020
- Approve Agenda
- Declare Conflicts of Interest

B. FINAL ~ APPLICANT: Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 71 of Frawley Ranch East, all located Section 7 and 18, T6N, R4E (legal shortened) *VICINITY LOCATION:* Valley View Circle *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 71 (2.091 acres) *PARCEL ID:* 22650-00604-000-02 *ACTION REQUIRED:* Approval/Denial

C. PRELIMINARY & FINAL ~ APPLICANT: Billy J Heisinger LLC *LEGAL DESCRIPTION:* Plat of Lot C1, Block 1 of the S ½ NW ¼ NE ¼; consisting of Lot C of Lot 4 in Blk 1 of the S ½ NW ¼ NE ¼ and the adjoining East 50' of the abandoned C & NW R.R. Right of Way; located in the S ½ NW ¼ NE ¼ of Section 28, T6N, R4E. *VICINITY LOCATION:* Crook City Rd *SUMMARY:* Changing lot line as the buildings were on the other lot *ZONING:* PF *ACREAGE:* Lot 5 (5.00 acres); Lot 6 (10.00 acres); Lot 7 (54.94 acres) *PARCEL ID:* 09000-00304-120-50 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)

D. PRELIMINARY & FINAL ~ APPLICANT: Two Bit Ranch Estates LLC & Hermi Trust *LEGAL DESCRIPTION:* Plat of Lot 25A and 26A of Two Bit Ranch Estates, of Section 30, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon/Two Bit Rd *SUMMARY:* Lot line exchange *ZONING:* PF *ACREAGE:* Lot 25A (3.04 ac) 26A (3.40 ac) *PARCEL ID:* 18185-00504-250-00 and 18185-00504-260-00 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)

E. PRELIMINARY & FINAL ~ APPLICANT: Steven & Jaclyn Wells and Devin De Young *LEGAL DESCRIPTION:* Plat of Lot 1 of the Etta Lode, M.S. 1039 formerly a part of Lot W of M.S. 1039, located in the SE ¼ Section 6 and the NE ¼ of Section 7, T4N, R3 and Lot 28B-1 of Gilded Mountain Subdivision; all located in the E ½ of Section 6 and the SW ¼ of Section 5, T4N, R3 *VICINITY LOCATION:* Hwy 14A *SUMMARY:* Subdivision of a lot *ZONING:* PF/SRD *PARCEL ID:* 26380-01039-000-35 *ACTION REQUIRED:* Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)

F. PRELIMINARY & FINAL ~ APPLICANT: Brownsville Fire Dept/ Dennis & Michael Anderson & Rebecca & Kristi Ruff / Mumm Enterprises/Chris & Laura Shopshear *LEGAL DESCRIPTION:* Plat of Tract A-1, C-1 and F-1 and Lot 2C Revised, beng portions of East Lode M.S. 1302, West Lode M.S. 1302, Acme No 2 M.S. 1372, Acme No 3 M.S. 1372 and HES 54, located in Section 25, T4N, R3E and Section 30, T4N, R4E *VICINITY LOCATION:* Hwy 385 *SUMMARY:* Tract 2C Revised 5.946 ac; Tract A-1 .745 ac; Tract C-1 1.419 ac and Tract



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F-1 15.723 ac *ZONING*: PF & HSC *PARCEL ID*: 13000-00403-250-30; 13000-00403-250-15; 13000-00403-250-31; 26580-01302-000-10 *ACTION REQUIRED*: Exempt/Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)

- G. FINAL ~ APPLICANT:** A-1 Investments II *LEGAL DESCRIPTION*: Plat of Lot 500A and Lot 31A of Blackforest Ranchettes Unit No 1, located in Hillside Fraction and Hillside No 2 M.S. 1166 and Railroad Fraction M.S. 1994 all located in Sections 17, T4N, R3E. *VICINITY LOCATION*: Rochford Rd *SUMMARY*: Lot line change *ZONING*: PF *ACREAGE*: Lot 500A (1.625 acres) and Lot 31A (5.969 ac) *PARCEL ID*: 26460-01166-000-10 and 26860-01994-000-58 *ACTION REQUIRED*: Exempt/Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)
- H. PRELIMINARY & FINAL ~ APPLICANT:** Two Bit LLC; Blaye & Lynda Sandidge *LEGAL DESCRIPTION*: Lot 50 Revised of Golden Hills, Section 30 & 31, T5N, R4E (Legal shortened) *VICINITY LOCATION*: Two Bit *SUMMARY*: Revised Lot *ZONING*: PF *ACREAGE*: Lot 50R (5.082 acres) *PARCEL ID*: 26680-01707-000-10 and 26695-01707-500-00 *ACTION REQUIRED*: Exempt/Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)
- I. FINAL ~ APPLICANT:** Maitland Partners, LLC *LEGAL DESCRIPTION*: Lot 56 of Paradise Acres III in Section 1, 18, 19, 20 T5N, R3E. (Legal shortened) *VICINITY LOCATION*: Maitland Road *SUMMARY*: New lots *ZONING*: PF *ACREAGE*: Lot 56 (3.880 acres) *PARCEL ID*: 26683-01678-000-00 *ACTION REQUIRED*: Approval/Denial
- J. PRELIMINARY & FINAL ~ APPLICANT:** Jeff & Jody Sleep *LEGAL DESCRIPTION*: Plat of Tracts 1 & 2 a Subdivision of HES 69 located in Sections 118, 19, T3N, R3E *VICINITY LOCATION*: Besant Park Rd *SUMMARY*: Re-do of Expired Prelim and Final from 2019 *ZONING*: PF *ACREAGE*: Tract 1 (52.109 ac) and Tract 2 (19.7681 ac) *PARCEL ID*: 08000-00303-200-00 *ACTION REQUIRED*: Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)
- K. FINAL ~ APPLICANT:** BH Development, LLC *LEGAL DESCRIPTION*: Lots 4, 7, 8, 9, 11, 14, 15, 16, 17, 19, 20, 21, 24, 25, 25, 27 and 28A of Dancing Sky of Powder House Pass Section 7, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: New lots *ZONING*: PUD *PARCEL ID*: 26450-00200-000-00 *ACTION REQUIRED*: Approval/Denial
- L. PRELIMINARY & FINAL ~ APPLICANT:** Donald F Hander *LEGAL DESCRIPTION*: Tract T-13 located in a portion of the NE ¼ NE ¼ of Section 21, T6N, R4E *VICINITY LOCATION*: Whitewood Valley Rd *SUMMARY*: Platting a 1/4/1/4 description broken off by road *ZONING*: A-1 *PARCEL ID*: 22000-00604-211-20 *ACTION REQUIRED*: Exempt/Approval/Denial (CC Scheduled: January 26, 2021 @ 9:00 am)
- M. PUBLIC HEARING:** ~ ORD 20-02 Liquid & Bulk Propane Storage Yard *APPLICANT*: CBH CO-OP *LEGAL*: all of Lawrence County *SUMMARY*: The addition of Liquid & Bulk Propane Storage Yard as an allowed CUP in the PF-Park Forest District *ACTION REQUIRED*: Approval/Denial (CC Public Hearing and 1st Reading Scheduled: January 26, 2021 @ 9:15 am)
- N. INFORMATIONAL MEETING:** COZ #338 *APPLICANT*: Hartland Enterprises, LLC *LEGAL DESCRIPTION*: SW 1/2 NE ¼ of Section 21, T6N, R3E *VICINITY LOCATION*: Colorado Blvd *SUMMARY*: COZ request from A-1 to PUD *ZONING*: A-1 *ACREAGE*: 80 +/- acres *PARCEL ID*: 21000-00603-211-11 *ACTION REQUIRED*:



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Discussion/Set Onsite/Set Public Hearing (PZ PH February 4, 2021@ 1:30 p.m.)

O. INFORMATIONAL MEETING: COZ #339 *APPLICANT:* Larry Roth & Brian Hadrick & Laura Baase
LEGAL DESCRIPTION: Big Dipper 1A, 2A, 3, 4 & 5 and Govt Lot 1 all of M.S. 1209 of Section 24, T4N, R2E
VICINITY LOCATION: Hey 85 *SUMMARY:* COZ request from PF/SRD to PUD *ZONING:* PF/SRD/RC
ACREAGE: 49.57 acres *PARCEL ID:* 26500-01209-000-52 and 26500-01209-000-51 and 26500-01209-000-50
ACTION REQUIRED: Discussion/Set Onsite/Set Public Hearing (PZ PH February 4, 2021@ 1:30 p.m.)

P. DISCUSSION ITEMS:

- Final Development Agreement for Phase 2 of Powder House Pass (CC Scheduled: January 26, 2021 @ 9:00 am)

Q. Items from Planning & Zoning Board Members

R. Opportunity for Public Comment

- Anyone wishing to have their views heard on matters is urged to attend a meeting and voice concerns. There will be a 2-minute time limit per person to talk unless otherwise approved by the board.