



LEGISLATIVE STAFF REPORT

MEETING DATE: May 6, 2025

ITEM TITLE, PRESENTER: Consideration and Recommendation of a Zone Change at Lisbon Valley Mine for the opportunity of On-Site Employee Housing, Klint York, Lisbon Valley Mining Company

RECOMMENDATION: Make a motion recommending the zone change request to the County Commission for approval using the findings as provided by staff.

Make a motion denying the zone change request to the County Commission based on findings of fact due to the following reasons: (statements of findings for substantial evidence).

SUMMARY

In January 2025, the county received a request for a zone change to a small area of the Lisbon Valley Mining operation. The purpose of this request from the Industrial Controlled District to the Multiple-Use Zone is for the opportunity to develop on-site staff housing.

Property:

Parcels: #30S25E265400

Current Zoning:

This parcel is currently zoned as Industrial as per 2013 Zoning Map.

Requested Zoning:

This parcel is being requested to be changed to Multiple-Use (within the controlled district boundary) with the uses as outlined in the 2011 Ordinance.

ORDINANCE SECTIONS

The Industrial Zone currently supports the mining operations elsewhere within the parcel boundary. However, Lisbon Valley Mine would like to take the northwest corner of the parcel and zone as Multiple Use as shown on the included map. Under the proposed 2025 Land Use Ordinance, this area is already shown as Multiple Use. The delay in the adoption of the ordinance has hindered the process for development of this project.

In the 2011 Zoning Ordinance Section 1-13 Amendments outlines:

The number, shape, boundary, area or zone, or any regulation or any other provision of the Zoning Ordinance may be amended by the Board of County Commissioners from time to time, but any such amendment shall not be made or become effective until after thirty days notice and public hearing and unless the same shall have been proposed by or be first submitted to the Planning Commission, for its recommendation which shall be returned within thirty (30) days to the Board of County Commissioners.

As housing options are extremely limited within our county, this opportunity would allow for employees to remain close to the work site. If the zone change is recommended, this item will move to the May 6th County Commission Meeting upon which an additional Public Hearing shall be held.

PAST HISTORY

At the March 13, 2025 Planning Commission Meeting the rezone was proposed with support from the Planning Commission to recommend the rezone forward. After further investigation, the need for a Public Hearing with this recommendation was revealed. The applicant will be moved to the April Meeting with a Public Hearing prior to the legislative decision.

At the April 10, 2025 Planning Commission Meeting the rezone was recommended for approval (six in favor, one not in favor) for the Rezone to be approved by the County Commission at the next available meeting.