

WHAT: MEETING MINUTES

WHEN: April 25, 2022

TIME: 4:00 P.M.

WHERE: Commissioners Room

BOARD MEMBERS PRESENT: Lloyd Smith, Spencer Wilson, Dacx Duffin, Jennie Bateman

D. Duffin: Call to order

Roll call, Quorum was present, Introduction, Meeting Procedure

First Item: Approve minutes from March 17, 2022 meeting

L. Smith: Motion to approve minutes.

J. Bateman: Second on Motion

All in favor, motion carries.

Lance Stevenson to Board if anyone has a conflict of interest, being a financial gain or anything impartial on the items on the agenda.

Second Item: The petitioner is requesting a Special Use Residential Subdivision known as the North Pointe Subdivision. The Subdivision proposed would consist of ten (10) residential lots. The application as presented last month and recommended to the board of county commissioners, would also include a zoning ordinance map amendment, which is now all Agricultural Medium. The Property is located at approximately 224 West 300 South, Rupert, Minidoka, Idaho.

Speaker on Behalf of Item: Derik Smith 1125 Westside Drive Rupert, Idaho; Spoke about the plans for a subdivision and referenced the preliminary plat submitted in the folder. Their proposal is to pave a road from 300 South to the back of the parcel for a cul-de-sac and 5 lots on each side. It has MID water rights and the agreement is for the lot to be irrigated by sand point. The property currently is irrigated by a pressurized pump. The utilities are PMT the primary power would be overhead and secondary would be under. There was a drain ditch in the front of the parcel along the road that MID and Derik Smith filled in. The planting strip would be on the west side along Emery Business Park that is zoned Industrial High. There would be an understanding when the lots sell that the owners will need to maintain a planting strip on the west side lots. The health department said septic systems will be fine and they will need to be capped and fill and wells are fine.

Planning and Zoning Board Asks Questions

L. Stevenson: On the northside of the property would the property to the north be landlocked?

D. Smith: Answered no, there is a canal.

No additional comments

B Stephens: There was a traffic study conducted (No other details discussed)

The Board Accepted that the study be added to the file for review.

L. Smith: Motion to close for deliberation

S. Wilson: Seconds Motion

Moved and second, all in favor.

Deliberation on the special use permit and the recommendation for review for the county commissioners.

D. Duffin: Sees no issues with the application and that it fits the points of evaluation.

J. Bateman: Asked about the Comprehensive Plan and if the board needs to take it into consideration even with it being outdated

D. Duffin: This parcel is not in the city limits and as no chance of being annexed.

B. Stephens: Explained Comprehensive Plan and County Ordinance Zoning and recommended that the planting strip to the west on the industrial high boundary be a condition in the deliberation.

Planning and Zoning board talk amongst themselves reviewing points of evaluation and county ordinances.

S. Wilson: Entertain a motion to approve the Special Use permit 224 West 300 South known as North Pointe Subdivision with the condition of a landscape barrier be maintained and a recommendation to the county commissioners for the approval of the subdivision.

L. Smith: Seconds Motion

All in favor, motion carries.

Third Item: The petitioner is requesting a Special Use Residential Subdivision known as the Serenity River Estates Subdivision. The Subdivision proposed would consist of ten (10) residential lots. The Special Use and Residential Subdivision applications are required by Minidoka County Ordinance Title 8 Chapter 6 Section 2. No more than ten (10) lots are allowed by this same Ordinance in the Agricultural Medium Zoning District. There are no homes on the property and is currently adjacent to gravel pits. There is a moderate use of residential in the area.

Speaker on Behalf of Third Item: Rich Davis of Gateway Properties LLC 10 Lots on 33 acres. They are aiming for a unique feel with the drop of 15 feet from most of the surrounding area. There are about 10 acres that are not farmable. There is a pond over 2 acres and would give a unique feel to the homes going in. The lots would vary from 2 acres to 5.5 acres. There would be an asphalt road coming in from 240 North and drop it in and have two cul-de-sacs on the north and the south. The power would be united electric and PMT services. The irrigation would be sand point wells and pressurized irrigated wells with MID.

The board asks questions

D. Duffin: When was the last time that it was used as a gravel pit. Wondering if Bureau of Reclamation mining bond was exhausted.

B. Stephens: Asks Rich if he could find details on the reclamation bond for future considerations.

L. Smith: Asks about where the source of the pond water is from.

B. Stephens: Not MID

D. Duffin: Chair: Invites others to speak in favor, neutral position or in opposition of the application.

Taylor Grant: 518 E 240 Ln North: 240 is not a county road but a private road and there is a blind entrance. There are traffic concerns with the amount of people coming into the lane. The north side is set up for a gravel pit and the amount of heavy traffic with the gravel pit. There is another concern about the dropped elevation. The water in the pond is subwater from the canals and the river and runoff and it is settled water. Will there be elevation changes where the homes will sit. Is there something that needs to be done with the septic being that close to the river. How much dirt will be brought in to the entryway? Concerned about blind existing entrances and potential future mining.

No others comments from the audience

R. Davis: Lane considered other entrance options. The speed limit was lowered to either 25 or 35. Scott Arnell came out and there were no concerns with the septic.

B. Stephens: Have the surveyor actually have a footprint of where the septic and the wells be located on the final plat.

D. Duffin: Will there be a traffic impact study done?

J. Miller: There will be a study done on site distance 500 E and Engineer on approach.

L. Stevenson: Common lot – CCNR going to cover? – Tax deed Issues.

R. Davis: CCNRs are set up.

L. Smith: Made a motion to close for deliberation

J. Bateman: Seconds Motion

All in favor, motion carries.

L. Smith and D. Duffin: More information on traffic, elevations, Scott Arnells information.

D. Duffin: It was mined by Triple C up to 2007 actively. It's not ideal for farming.

Discussion between board on reclamation bond

L. Smith: Made a motion to continue hearing on the proposed Special Use Permit and Subdivision located at 241 Lane North 500 East continuance at May 19, 2022 4:00 pm to see more information on Reclamation, traffic study, more specific septic and elevations at next meeting.

J. Bateman: Seconds Motion

D. Duffin: Moved and seconded the motion to move to continuance on May 19, 2022 4:00 pm to hear more on the reclamation, traffic stud, more specific septic and elevations.

L. Smith: Motion to Adjourn

S. Wilson: Motion Seconded

Date set for next meeting will be May 19, 2022.

Meeting adjourned, seconded all in favor.

Meeting ended 4:46 pm