

WHAT: MEETING MINUTES

WHEN: June 16, 2022

TIME: 4:00 P.M.

WHERE: Main Courtroom

BOARD MEMBERS PRESENT: Lloyd Smith, Spencer Wilson, Jennie Bateman, Dick Shaefer

L. Smith: Call meeting to order

Roll Call, Quorum was Present, Introduction

First Item: Approve minutes from May 19, 2022

S. Wilson: Motion to approve minutes

D. Shafer: Second on Motion

All in Favor, Motion Carries.

Introduction of Agenda Items and Meeting Procedures

Second Item: Ridge View Special Use with a Special Use Application

B. Stephens: The Special Use and Residential Subdivision applications are required by Minidoka County Ordinance Title 8 Chapter 6 Section 2. No more than ten (10) proposed lots are allowed by this same Ordinance in the Agricultural Medium Zoning District where this is located. The Property is located at approximately 375 North 300 West, Rupert, Minidoka, Idaho. The property that is being considered for a Special Use Permit and a Residential Subdivision is considered to be developed agricultural Land with water rights. The parcel currently consists of approximately 65.9 acres of agricultural development with MID water rights. The seventeen (17) proposed acres for the subdivision incorporate the south portion of a current pivot where the property loses elevation off of the bench.

Speaker on Behalf of Item: Paul Aston 283 East 350 North Rupert, Idaho

Spoke on the land being hard to irrigate and farm. The restrictive covenants are in place for upscale homes. Traffic study is in the works - Private Lane on the west from 400 North.

Speaker on Behalf of Item Kent Hansen: Explained the farming activities, water rights, plans of proposed access. Soil is silt, poor soil structure. The Plat is not ready for approval.

Board asks questions

Minidoka Highway District: The approach is not adequate, working w/ Kent.

Chair: Opens up for public comment in favor, neutral, or against.

Clint Crane: Neutral - 193 East 300 North

Gary Schorzman: Neutral - 148 West 300 North - Traffic Concerns

Loretta Garrett: Against - 309 North 300 West - Expressed concerns about the road not being paved. Expressed the fact of runoff from rain and irrigation water.

Paul Aston: It's 5 lots and won't be a big impact with 10 more cars. The Applicant and Speaker would like it paved as well. It's not in a flood plain, each lot would retain normal water runoff.

Minidoka Highway District: Justin W. if it is up to the developer to pave the road as part of the development if traffic has an impact, over a certain number of cars.

Edwin Wight: Provided comment on transferring water rights **Paul Aston offered comment as rebuttal.**

S. Wilson: Motion to close for deliberation

D. Shaefer: Seconds Motion

Moved and Seconded, All in Favor

D. Shaefer: Entertain a motion that regarding the Ridge View Subdivision it be moved to continuation for July 21st.

J. Bateman: Second Motion

All in Favor, Motion Carried.

L. Stevenson: Will not be noticed, meeting today is notice for the continuation.

Third Item: Arelian Acres Special Use Subdivision at 125 West 271 North - 10 Lots

B. Stephens: The petitioner is requesting a Special Use Permit and subsequently applying for a Residential Subdivision known as the Arelian Acres Subdivision. The Subdivision proposed would consist of ten (10) residential lots. The ten (10) lots would range in size from 3.2 acres to 6.4 acres. The proposed subdivision is located at approximately 271 North 125 West, Rupert. The proposed subdivision would be accessed from North 125 West Road by a sixty (60) foot right of way.

Speaker on Behalf of the Item: Paul Aston 283 East 350 North Rupert, Idaho

It is not a parcel that is as hard to farm and has well established water rights. A residential subdivision is permitted and the parcel will not be taken out of production but production being changed.

Kent Hansen 680 North 380 East - Spoke on the plans for the land, community and the development.

The Planning and Zoning Board Asks Questions

L. Smith: Asked if the road will be paved or gravel, Kent Hansen answered paved and Brett Stephens added that the county prefers paved on paved.

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

Comments were received in opposition from the following individuals:

Kendi Crystal	Amy Durfee	Jayne Trujillo
Lind Garner	Guy Durfee	Mike Marelli
Marlyce Tuma	Whitney Whiting	Gary Schorzman
Robbie Wayment	Brent Smith	Cortney Wayment
Ginger Smith		

**There was a recess taken at 6:07 pm
and the meeting was resumed at 6:15**

**pm with additional testimonies speaking
in opposition of the third agenda item.**

L. Smith Asked for Sheriffs Dave Pinther to give comment on crime report for the county. Sheriff Pinther expressed the need for extra law enforcement hires in the county.

Paul Aston gave a rebuttal to the concerns of the individuals who spoke against the special use permit. He doesn't have a problem adjusting the right to operate for the neighboring farmers. Other topics were addressed including canal safety, lot coverage, increased traffic, access to the development, well depths, dogs, and flooding.

S. Wilson: Made the motion to close for deliberation

J. Bateman: Seconds Motion. All in favor, motion carries.

Deliberation

Discussion Between Board

J. Bateman : Made the motion to deny the special use permit at 125 West 271 North.

D Shaefer: Seconds Motion

Lloyd Smith Called for those in favor,

Jennie Bateman, Lloyd Smith, Dick Shaefer were in favor

Spencer Wilson was opposed

Motion Passes.

Lance Stevenson explained to all present that the applicant has 14 days to appeal and no notice will be made if it goes to the county commissioners.

Meeting was Adjourned at 7:08 pm