

**WHAT: MEETING MINUTES**

**WHEN: March 17, 2022**

**TIME: 4:00 P.M.**

**WHERE: Commissioners Room**

**BOARD MEMBERS PRESENT: Lloyd Smith, Jared Orton, Troy Wilkinson, Dax Duffin, Jeannie Bateman**

**D. Duffin:** Call to order

**Roll call, Quorum was present, Introduction**

**First Item:** Approve minutes from January 20, 2022 meeting

**L. Smith:** Motion to approve minutes.

**T. Wilkinson:** Second on Motion

**All in favor, motion carries.**

**D. Duffin Explains Meeting Procedures**

**Second Item Presented by Lance Stevenson:** 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 would also include a zoning ordinance map amendment, proposed that the entirety of the property be zoned as Agriculture Medium. Today's Meeting is focusing on the rezone and map amendment to be recommended to the County Commissioners.

**Speaker on Behalf of Item:** Derik Smith 1125 Westside Drive Rupert, Idaho; Spoke about the plans for a subdivision and looking for the rezone on the parcel that is mostly ag medium except for the commercial zone that is parallel to the highway. This meeting is to zone the entire parcel as it stands today to one zone; Agricultural Medium.

**Planning and Zoning Board Asks Questions**

**Jared Orton:** Asked about access to the Commercial General and neighbors with similar zoning.

**D. Smith:** Frontage on the 300 South Road to get to the Commercial General Zone and it is land locked by Ag Medium. Marvin to the North having a parcel that is also split in two zones but has a canal in between the neighbors.

**J. Orton:** Asked about the emery industrial zone to the West that was zoned industrial 5-10 years ago.

**D. Smith:** Planting strip between two incompatible zones and that it is considered in the preliminary plat for the special use and subdivision would have a row of trees.

**L. Smith:** Is this currently being Farmed?

**D. Smith:** It is currently being farmed, and is not great farm ground because the water is high and the soil isn't great. (Explained where water is located) Water from MID that is being pumped from a pond /drain system. Derik responded to Simplot's comment letter with comments from Idaho Department of Natural Resources The entire county is considered a nitrate priority area there at not specifics and that it is up the licensed well drillers to ensure water quality.

**J. Orton:** Irrigation for the future of the proposed subdivision

**D. Smith:** MID preference is individual sand points and abandon the pump.

**Jarod O:** Easements for MID continue to exist.

**D. Smith:** Talked about the existing easements to the west for MID and the private easements across the back of the front parcels.

Parcels along the frontage road three are owned by Derik Smith and Juarez owns the one on the corner.

**D. Duffin:** Anyone have questions or giving comment in favor, neutral, or against?

**Paul May:** 266 South 200 West Rupert: Inquiry - Why is it diagonally zoned? – **Board:** Parallel to the highway all along the corridor. **May Additional Comment:** Water table being high, about 3 feet.

**Lynda Kennedy:** 298 S 200 W Rupert: Inquiry – Concerned about traffic flow at the corner stop of 300 South and 200 West wondering if it has been discussed.

**L Stevenson:** Explained that is one of the points of evaluation when the subdivision is proposed. It is a concern and the highway district will contribute and comply. Suggested that it is commented at the subdivision hearing and the impact study will be provided.

**Paul May:** 266 South 200 West Rupert: Inquiry – Does the road department have plans regardless or is there any indication if they are putting a stop light in on the 300 S and Highway 24 intersection.

**Jessie Miller** from the Minidoka County Highway District was referenced in the audience.

**L. Stevenson:** Explained how it isn't the counties jurisdiction and that the state is the one who studies the impact.

#### **No additional comments**

**J. Orton:** Motion to close for deliberation

**L. Smith:** Seconds Motion

**Moved and second, all in favor.**

**Deliberation: T. Wilkinson/ D. Duffin** talked about how this similar zoning issue was addressed in December meeting. Talked about commercial value.

**L. Stevenson:** Acknowledge the evaluation point that it is compliant with the surrounding zones.

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

**L. Smith:** Entertain a motion to approve the recommendation of approval to the county commissioners for the Re-Zone from Commercial General to Agricultural Medium portion of roughly 4 acres identified as RP10S23E019026 located at 224 West 300 South.

**J. Bateman:** Second motion

**D. Duffin:** **The motion has been moved and seconded to approve the recommendation of the rezone to an ag medium from Derik Smith RP10S23E019026 for the county commissioners.**

**All in favor, motion carries.**

**Date set for next meeting will be April 21, 2022.**

**Meeting adjourned, seconded all in favor.**

**Meeting ended 4:32 pm**