

WHAT: MEETING MINUTES

WHEN: January 19, 2023

TIME: 4:00 P.M.

WHERE: Commissioners Room

BOARD MEMBERS PRESENT: Lloyd Smith, Landon Whitesides, Daxc Duffin, Troy Wilkins, Spencer Wilson, Andi Mabry

D. Duffin: Call to order

Introduction of new planning and zoning members, roll call, quorum was present, introduction of agenda.

First Item: Approve minutes from November 17, 2022 meeting. **L. Smith:** Motion to approve minutes. **S. Wilson:** Seconded motion. **All in favor, motion carries.**

Second Item: Election of Vice Chairman

L. Smith: Made a motion to elect Troy Wilkins as vice chairman

L. Whitesides: Seconded Motion **All in favor, motion passes.**

Planning and Zoning Meeting Procedure Explained by Chairman Duffin. L. Stevenson gave a conflict-of-interest poll for the board for either of the applications heard.

Third Item: Grant 4-D Triplex Special Use located at 820 North 500 East Rupert, Idaho

Brett Stephens read administrative report.

Speaker on Behalf of the Item: Alan Mohlman and Duane Grant of Grant 4-D Farms

Wanting to build two 3-bedroom multi-use bathroom H2A Program for seasonal labor housing. H2 Housing program is a strict program that needs to meet Department of Labor requirements. The project has been approved by the Department of Labor. The Triplex will be occupied for 9 months out of the year. The need for housing has been growing as the need for labor is almost year-round.

Planning and Zoning Board Asks Questions.

Chair Opened the Floor to Public Comment: Anyone giving comment in favor, neutral, or against. No Public Comment.

Comments from board

L. Smith: Motion to close for deliberation **T. Wilkins:** Seconds motion **Moved and Seconded, All in Favor.**

Planning and Zoning board talk amongst themselves reflecting on points of evaluation.

L. Smith: Entertain a motion to move approval of the special use permit for 2 rooming houses at 820 North 500 East Rupert, Idaho. **T. Wilkins:** Seconds Motion **All in favor, motion carries.**

Third Item: Farmstead Acres Subdivision located at 200 West 200 South Rupert, Idaho

Brett Stephens read the administrative staff report on the item.

Speaker on behalf of the item: Alan Mohlman of Grant 4-D Farms

Proposed developing a centrally located residential subdivision of 24 one plus acre lots sold by Grant 4-D farms located at 220 West 200 South. The current farm is hard to farm with today's machinery, it is not efficient to water, and there are restrictions for ariel application. The potato crop qualifying for the GAP Program is being jeopardized by golf balls from surrounding residential activity. The large farm trucks and heavy machinery in this residential area contributes to safety risks. The subdivision will be regulated by an HOA Covenants and Restrictions.

Alan Mohlman reviewed local entity comments for the board.

Speaker on behalf of the Item: Duane Grant of Grant 4-D Farms

Wants to provide a subdivision that the county will be proud of and homeowners will want to live. Will require an HOA, once about 85% of the homes are constructed control will be handed over from Grant 4-D to homeowners. The parcel is 39 acres and 24 acres are farmable; due to the shape of the parcel it is not possible to put a pivot, and farming practices like aeriels and sprayers are not welcome by the neighborhood. Best use of this land is for a housing development. Not market as farmable land. The golf balls are an indicator that the ground is not compatible with a residential neighborhood. Has an appreciation for a well-designed, thought-out, well-planned neighborhood.

Planning and Zoning Board asks questions about drainage, High-water table and septic's, home sq. footage requirements.

Duane Grant: Experienced sub issues from old surface grading for irrigation system. Noticed over last 10 years by crop performance. Talked about the natural lay and dirt can be moved to build a slope to handle run-off. Home square footage can be amended to meet mid-range homes. Not starter homes, not luxury homes.

L. Smith: Asked if a traffic study had been done.

Alan Mohlman: No traffic study/site distance yet. Talking to engineers and Justin Warr.

Justin Warr (Minidoka Highway District): Gave Alan a number for an engineer of site study for approach and state highway traffic study.

Duane Grant gave comment on road and traffic issues of the area.

Board asks questions of the presenter on drainage, existing house, septic and subdivision road.

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

No comment in favor or neutral position. The following listed names are of public comments made in opposition of the item

Darla Taylor 188 South Crystal Dr	Susan Price 250 West 200 South
Brian Brown 186 South Crystal Dr	Tracy Crist 231 West 200 South
Kenneth Wickle 182 South Crystal Dr	Larry Edgar 229 West 200 South
Juan Villicana 235 West 200 South	David Caldron 225 West 200 South

Grant 4-D Farms gave a rebuttal to the comments in opposition of the item.

S. Wilson: Made a motion to close for deliberation. **T. Wilkins** seconded. **All in favor, motion carried.**

Discussion between board during deliberation

S. Wilson: Request traffic study

L. Smith: Request a study from the state highway department. Asked for letters on drain fields.

Discussion was had on not requiring South Central Health District letter for drain fields.

L. Stevenson: reminded the board that it is the responsibility of the developer to move forward with the traffic studies.

S. Wilson made a motion to continue forward with the subdivision at 220 West 200 South

L. Whitesides: Seconded Motion, **All in favor. Motion Passes.**

Fourth Item: Comprehensive Plan Update

L. Smith: Gave comment on last meeting

L. Stevenson and discussion between board on points of evaluation

Discussion between board

T. Wilkins: Motion to adjourn

S. Wilson: Seconded motion **Approved, Motion Passes.**

Meeting Adjourned at 6:11 pm