

WHAT: MEETING MINUTES

WHEN: January 20, 2022

TIME: 4:00 P.M.

WHERE: Commissioners Room

BOARD MEMBERS PRESENT: Lloyd Smith, Jared Orton, Dacx Duffin, Jeannie Bateman

D. Duffin: Call to order

Roll call, Quorum was present, Introduction

First Item: Approve minutes from December 16, 2021 meeting

L. Smith: Motion to approve minutes.

J. Orton: Second on Motion

All in favor, motion carries.

D. Duffin Explains Meeting Procedures

Second Item: Application for a special use permit for Andrea Mabry at 619 South 400 West, Heyburn for a bed and breakfast in an agricultural low zoning district.

Speaker on Behalf of Item: Andrea Mabry at 619 South 400 West Heyburn. Sees that there is a need in the community accommodations for travelers other than Airbnb's and hotels. She already successfully manages a few of the busy local Airbnb's.

Planning and Zoning Board Ask Questions

Justin Warr: Highway Department comments. They would not need to make any changes to the current access to the property or the established tree line.

D. Duffin: Anyone giving comment in favor, neutral, or against (Remember Addresses)

No additional comments

L. Smith: Motion to close for deliberation

J. Orton: Seconds Motion

Moved and second, all in favor.

Deliberation: L. Smith and D. Duffin see no reason to disapprove

Planning and Zoning board talk amongst themselves

L. Smith: Entertain a motion to move to approve the special use application for Andrea Mabry at 619 South 400 West in Heyburn as it is.

J. Bateman: Second motion

All in favor, motion carries.

Excuse audience members that attended the hearing for the Mabry Bed and Breakfast

D. Duffin: Recuse himself for the next meeting agenda item and asks J. Orton to chair the meeting.

Third Item: Edgewater subdivision 87 acres and the first plat proposed 30 lots at 3/4th of an acre. There will be a public water system for the subdivision with private septic systems. There is an existing home on the property that will not be part of the subdivision.

Speaker on Behalf of Third Item:

Paul Aston 283 East 350 North Explaining that the proposed subdivision will be similar to Pelican Point Subdivision. It is located in an ag/low zoning district. Expanded on the future of the plan being designed for growth.

Joel Parker P.O Box 584 Explained the CCNR and HOA outline. Restrictions on type of homes built and the use for it.

Dan Duffin 422 South 1351 North Rupert Elaborated on the proposed plan and the intention of having smaller lots and a private water system.

Questions from the Board

B. Stephens: Elaborates on the size of the lots, the zoning, and the surrounding area.

J. Orton: Invites others to speak in favor, neutral position or in opposition of the application (Remember Addresses)

- Max Vaughn 208 N 125 W speaking on behalf of the Rupert Rifle Club – No objections to the proposal but expressed that there is an indoor shooting range close by.
- Kaily Mitchell 992 E 300 N Declo – Asked a question for clarification on the proposed boat ramp
- Scott Dalton and Marlane Garner – Riverview Heights - Expressed concern for the traffic and access on the very abrupt corner at 300 North with how many lots are proposed.

More Comments Made Between Dan Duffin, The Board, and Joel Parker on the water system, CCNR, and access points.

L. Smith: Made motion to close for deliberation

J. Bateman: Seconds Motion

All in favor, motion carries

Deliberation:

- Agricultural low and there is another subdivision across the street
- It is a plus that there is going to be a water system for the subdivision

Board comments

Discussion between board

L. Smith: Made motion to recommend for a final hearing the application Edgewater Subdivision with the condition of the issues and approvals from DEQ and South-Central Health and soil sample.

J. Bateman: Seconds Motion

All in favor, motion carries.