

**WHAT: MEETING MINUTES**

**WHEN: May 19, 2022**

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

**WHERE: Commissioners Room**

**BOARD MEMBERS PRESENT: Daxc Duffin, Spencer Wilson, Jared Orton, Jeannie Bateman, Lloyd Smith**

**D. Duffin: Call to order**

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

**First Item:** Approve minutes from April 21, 2022 meeting

**Lloyd Smith:** Motion to approve minutes

**J. Orton:** Second on Motion

**All in favor, motion carries.**

**Introduction to procedure of planning and zoning meeting**

**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 Presented by Brett Stephens:** 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. The property is approximately located at 241 North 500 East and is approximately 33 acres. There are no homes on the property and is currently adjacent to gravel pits. There is a moderate use of residential in the area and primarily to the east. This is not in any area of impact of a surrounding city at this time.

**Speaker on Behalf of Item Rich Davis of Gateway Properties 769 Canyon Rim Rd. Twin Falls, Idaho** presenting answers that arose from last meeting. Septic Envelops and proposed well sites were presented on a preliminary plat. There was a setback laid out from the pond. Elevations have a 6-foot difference. Idaho Department of Lands was consulted and they have no reason to prohibit since the reclamation requirements have been fulfilled. Traffic Study done by Landrum & Assoc. in Rupert with the Minidoka County Highway District discussion of access points, speed limit, and 610 foot site triangle.

**Planning and Zoning Board Ask Questions:**

**J. Orton:** asked about the access to the development concerning the grade, and where there will be level areas for the winter.

**L. Smith** asked if the road will be graveled which Rich answered that it will be paved.

**Chair: Anyone giving comment in favor, neutral, or against**

**Herb Crowley:** 238 North 300 East - in opposition – concerned about the septic's and where the water is going to go.

**Rich:** South Central Health District approved drainage. Scott assessed the area and took test holes.

**Robert Parker:** 514 East 234 Lane North - in opposition - High Water mark being six feet. How much dirt is going to be trucked in. Expressed concern over wildlife in the area and the mosquitos.

**Rich:** The aim is to maintain the integrity of the area; keeping the trees and the pond.

Board in discussion, Rich Davis and Herb in discussion about the high watermark, and following setbacks.

Lance Stevenson reminded everyone about planning and zoning procedures needing testimony and additional comments.

**Questions from the Board**

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

**S. Wilson:** Seconds Motion

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

#### **Decision on special use, discussion between board**

**J. Orton:** Who is to maintain the road?

**Rich:** Minidoka Highway District recommends that it remain private

**L. Smith:** stated that he thinks its tough to deny it when the comprehensive plan has not been undated. He also expressed concern of the water table and future decisions on approving subdivisions in high water tables.

**J. Orton:** It's still private property and a lot of risk goes to who decides to build and that it has been reclaimed.

**Commission asked Legal Counsel for advice on special use permitting; Legal counsel advised that it was a special use permit.**

**S. Wilson:** Questions about other gravel pits and active mining.

**L. Stevenson:** State requirements for a berm to be placed around gravel pits

**B. Stephens:** Reminded the board that conditions can be placed when making decisions on a special use.

#### Planning and Zoning Board Talk Amongst Themselves

**L. Smith:** Entertain a motion to move special use permit for Serenity River Estates for approval

**J. Bateman:** Second

**D. Duffin:** Moved and seconded to approve the special use permit for serenity river Estates

All in Favor, Motion Passes

**J. Bateman:** Recommend approval of Serenity River Estates at 241 North 500 East to Board of County Commissioners

**J. Orton:** Second

All in Favor, motion carries.

**L. Stevenson:** Addresses the audience on the Board of County Commissioners and mailings

#### **Third Item:** Board Discussion

Brett Stephens explains the purpose of this agenda item and opens the floor for the board to discuss amongst themselves.

**L. Smith:** Brought up the comprehensive plan and where the boards decisions where headed.

**B. Stephens:** Explained the funding, bidding, and process that the county is following and has followed for updating the comprehensive plan. Also explained the timeline and how planning and zoning fits in with the county commissioners on approving the comprehensive plan.

**D. Duffin:** Made the point of almost every subdivision that comes to the board needs a special use and expressed his concerns.

**L. Stevenson:** Asked to end the meeting.

**J. Orton:** Moved to close meeting

**L. Smith:** Second

**All In Favor, Motion Passes.**

#### **Meeting Adjourned**

**Time: 4:50**