

WHAT: MEETING MINUTES

WHEN: July 21, 2022

TIME: 4:00 P.M.

WHERE: Commissioners Room

BOARD MEMBERS PRESENT: Lloyd Smith, Troy Wilkinson, Dacx Duffin, Dick Shaeffer

D. Duffin: Call to order

Roll call, Quorum was present, Introduction

First Item: Approve minutes from June 16, 2022 meeting

L. Smith made a motion to approve with a revision of last month's minutes. T. Wilkins Seconded. All in favor, motion carries.

D. Duffin explains meeting procedures, Lance Stevenson addresses board on conflict of interest in agenda items presented

Second Item: Todd Whitehead Duplex Special Use The special use permit is required by Minidoka County Ordinance Title 8 Chapter 6 Section 2 in an agricultural low zoned district. A Duplex may be reviewed for an allowed land use by the Planning and Zoning Commission and conditions may be applied.

Presented by Jaram Jones 934 Atlantic Dr. Burley, Idaho. Spoke on current zoning, previous use, current use, services and approach.

The planning and zoning board asks questions of the speaker.

Chair: Opened the floor to the audience anyone giving comment in favor, neutral, or against. No Neutral, no favor.

Opposed:

Kelly Sparks: 217 West 100 South Questions on use of building and on if it is a duplex or triplex. Commented on access to the property. Expressed comment on use, existing fence, and fence requirements.

Matt Badger: 216 Lorene Ln Questions for the speaker on septic services.

Jaram Jones: Explained the current proposed services, made reference to letter from City of Rupert. referred to response from ITD on access to highway. Offered comment to questions on existing fence and plans of use.

Board discusses with audience member Matt Badger, Lance Stevenson, and Brett Stephens, and speaker on behalf of existing fencing.

L. Smith made a motion to close for deliberation; **T. Wilkins** seconded motion. **Moved and seconded, all in favor.**

Board discusses with audience member Matt Badger, Lance Stevenson, and Brett Stephens, and speaker on behalf of existing services. Board talks amongst themselves.

D. Shaeffer: Moved to accept the special use application of the Special Use permit with the condition to be harmonious of the neighborhood. **T. Wilkson:** Seconds motion. All in favor, motion carried.

Third Item: Ridgeview Subdivision Continuation

No Speaker Present, Questions from the Audience to the Board.

T. Wilkins: Make motion to continue the application until August 18th, 2022 Meeting **L. Smith:** Seconds motion. D. Duffin, L. Smith, T. Wilkson in favor, D. Shaeffer opposed. Motion carries.

No notice, continuation noticed at meeting.

Questions from the audience for the board.

Fourth Item: Whitesides Dairy; CAFO Expansion, Special Use 680 North 700 East The petitioner is requesting to the number of Animals Units on the current Confined Animal Feeding Operation (CAFO) from 10,500 AU to 13,966 AU. Current construction is in place for current animal units. It is stated in the application that the existing facilities are adequate for the additional Animal Units.

Speaker on Behalf of the Item: Derik Whitesides: Provided reason for wanting to expand animal units is to anticipate growth in the dairy industry.

Bob Ohlensehlen: 613 Woodland Dr Twin Falls, ID: No changes in the footprint with the new construction of corrals and barn updates to make space for more cows. Requesting the expansion to prepare for market and technology changes. Meets current and existing county setback requirements of an industrial CAFO from residence. Provided information on waste management, state and federal requirements, and water usage.

Lance Stevenson and Brett Stephens addressed the speaker

Board Asks Questions on manure and liquid waste.

Chair: Invites public to speak in favor, neutral, or opposed.

Dan Kluf: 3510 Addison Ave. Kimberley, Idaho – In Favor

Duane Grant: 31 I Street Rupert, Idaho – In Favor

Jentzch Kerl Farms 20511 F St. Acequia, Idaho – In Favor

L. Smith: Made Motion to close for deliberation; **T. Wilkins:** Seconds Motion. All in Favor, motion carries.

Deliberation:

Board talks amongst themselves

L. Smith: Made motion to approve the request of Whitesides CAFO Expansion at 680 North 700 East from 10,500 AU to 13,966 AU.

D. Shaeffer: Seconds Motion

All in favor, motion carries.

Fifth Item: Board Discussion

Board discussion on upcoming items.

L. Smith: Made Motion to adjourn

T. Wilkins: Second. All in favor, meeting adjourned at 5:30