

**WHAT: MEETING MINUTES**

**WHEN: October 20, 2022**

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

**WHERE: Commissioners Room**

**BOARD MEMBERS PRESENT: Dax Duffin, Spencer Wilson, Lloyd Smith, Jennie Bateman**

**D. Duffin:** Call to order

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

**First Item:** Approve minutes from September 15th meeting. **L. Smith:** Motion to approve minutes. **S. Wilson:** Seconded motion. All in favor, motion carries.

**Planning and Zoning Meeting Procedure Explained by Chairman Duffin**

**Second Item:** Kloepfer Special Use

Lance Stephenson gave a conflict-of-interest statement. Brett Stephens read administrative report on the item

B. Stephens read the facts and finding from the BoCC hearing where the final decision was made on the Kloepfer Agricultural Medium map amendment. Addressed current Kloepfer reclamation and operations in the area. Planning and zoning board asks questions.

**Speaker on Behalf of the Item:** Aaron Kloepfer **Address:** 505 East Ellis Paul, Idaho

**Chair:** Anyone giving comment in favor, neutral, or against. **No Public Comment**

**L. Smith:** Motion to close for deliberation. **S. Wilson:** Seconds motion. **Moved and seconded, all-in favor.**

**Planning and Zoning Board talk amongst themselves. S. Wilson:** Entertain a motion to move amending the current special use permit for Kloepfer in Paul at 550 West for the conditions already in place but to include the additional 24 acres including the 5 acres that were rezoned. **J. Bateman:** Seconds motion.

**All in favor, motion carries.**

**Third Item: JK Potatoes Mobile Home Park Special Use**

Lance Stevenson gives a conflict-of-interest statement. Spencer Wilson recuses himself from hearing the item.

**Speaker on Behalf of the Third Item:** Spencer Wilson **Address:** 550 North 1050 West

Parcel size has been changed to a 6-acre parcel by recommendation of South-Central Health District. Speaker explained what the housing would be for and how many homes are already existing on the parcel.

**Planning and Zoning Board Asked Questions**

**Chair invites public to speak in favor, neutral, or opposed to the application.** There were no public comments

**J. Bateman:** Made a motion to close for deliberation **L. Smith:** Seconds Motion. **All in Favor, motion carries**

**Discussion Between Board**

**L. Smith:** Made motion to approve the Special Use Permit for JK Potatoes LLC located at 550 North 150 West for addition of 3 mobile homes. **J. Bateman:** Seconds Motion. **All in favor, motion carries.**

**Fourth Item:** Carnahan Variance

L. Stevenson gives a conflict-of-interest statement for the next two items

B. Stevenson reads administrative report on the item.

**Speaker on Behalf of Item:** Paul Carnahan **Address:** 621 South 400 West

Explained the need of the variance is from a man-made inlet built by his father years ago that brought the river closer to the existing 1960s home. They are working on an addition and would like to build a wrap-around deck that would encroach on the highwater mark. The speaker is requesting a variance to add the deck.

### **Planning and Zoning Board Asks Questions**

**Chair:** Anyone giving comment in favor, neutral, or against. No Public Comment.

Paul Carnahan requested a distance of 20-foot variance to be 40-feet from the inlet.

Lance and the board discuss the existing neighbors and the points of evaluation.

### **Comments from the board.**

**L. Smith:** Entertained a motion to move approve the 20-foot variance to support a 40-foot setback from the high water for 620 South 400 West Heyburn. **J. Bateman:** Seconds Motion. **All in favor, motion carries.**

**Fifth Item:** Tod Stevenson Subdivision

Brett Stephens read administrative report on the item.

**Speaker on Behalf of Third Item:** Tod Stevenson **Address:** 49 North 400 East

Is going through the subdivision process to split the existing hay field into three parts for his sons. The 3 parcels that will not be built on in the near future will remain hay field. Site distance study requested by the highway district. Not Reviewed by the highway district. Minidoka Irrigation, right-of-way discussed. The existing homes will be part of the subdivision and will create 4 lots. South Central Health District was sent the preliminary plat.

### **Planning and Zoning Board Ask Questions. Asked for input from Justin Warr on site distance study.**

**Chair:** Invited others to speak in favor, neutral position of in opposition of the application. No Public Comment.

### **No Additional Comments**

**J. Bateman:** Made motion to close for deliberation. **L. Smith:** Seconds Motion. **All in favor, motion carries.**

### **Discussion between board.**

**L. Smith:** Made motion to recommend for approval to the BoCC with a letter from Scott Arnell at South Central Health District and final plat located at 49 North 400 East **J. Bateman:** Seconds motion. **All in favor, motion carries.**

**Sixth Item:** Comprehensive Plan Update

Brett Stephens discussed updates, committees and outreach with the board.

**L. Smith:** Moved to adjourn meeting **S. Wilson:** Seconded **Meeting Adjourned Time: 5:10 pm**