

**WHAT: MEETING MINUTES**

**WHEN: December 16, 2021**

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

**WHERE: Commissioners Room**

**BOARD MEMBERS PRESENT: Lloyd Smith, Dacx Duffin, Spencer Wilson, Troy Wilkinson, Jared Orton**

**D. Duffin:** Call to order

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

**First Item:** Approve minutes from October 21, 2021 meeting

**L. Smith:** Motion to approve minutes.

**J. Orton:** Second on Motion

**All in favor, motion carries.**

**Second Item:** Steve Vandervegt CAFO dairy expansion with no additional construction at 369 North 1250 West Paul, Idaho.

**B. Ohlensehlen: 603 Woodland Drive Twin Falls, Idaho** representing the applicant spoke on nutrient information, historical information, project plans, and logistics of the facility.

**Planning and Zoning Board Ask Questions**

**D Duffin:** Anyone giving comment in favor, neutral, or against

One audience member spoke in favor

**No additional comments**

**L. Smith:** Motion to close for deliberation

**T. Wilkinson:** Seconds Motion

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

**Deliberation: T. Wilkinson**

**Planning and Zoning board talk amongst themselves**

**D. Duffin:** Thought out, planning and zoning can't see any problems.

**T. Wilkinson:** DEQ will continue to monitor.

**L. Smith:** Entertain a motion to move and accept the amendment of the special use application for valley view dairy expansion the 4760 animal units to 6100 animal units.

**T.W.** Second motion

**All in favor, motion carries.**

**D. Duffin:** Excused audience members related to the CAFO

**Third Item:** Crossbill rezone application for a zoning map amendment on the crossbill property for Chris Covey doing business as Crossbill, LLC. They are requesting a map amendment to Agriculture Medium to Industrial Low. The parcel is dissected by two established zones in Minidoka County. It is currently being used as the Valley Vista Living as an assisted living center and is no longer compliant. By rezoning it brings the property into full compliance for any future land uses. It would not affect a single-family dwelling. 243 North 300 East in Rupert, Idaho.

**C. Covey: 300 East 247 North** explaining the history of the building; referencing Mr. May, previous owner, in the audience.

### **Questions from the Board**

**B. Stephens:** Elaborates on zone and each zone and how the map reflects the issue.

**D. Duffin:** Invites others to speak in favor of the application

**C. Crane:** From Rupert (no address stated); Speaking in favor of the application.

**D. Duffin:** Noted the comment was in favor.

**P. May: 266 South 200 West:** Informed the board that when the property was constructed there were no zones

**Steve Whiteside:** Under contract to buy the property.

**P. May:** Reflected on past struggles with it being a nursing home.

**D. Duffin:** Open for comments in a neutral position or in opposition

**J. Orton:** Made motion to close for deliberation

**T. Wilkinson:** Second

**All in favor, motion carries**

### **Board comments**

**B. Stephens:** Explains Industrial Low Definition

### **Discussion between board**

**T. Wilkinson:** Made motion to recommend to county commissioners the zoning map amendment to change the current Ag Medium into Industrial Light zoning as described by the legal description of the property.

**J. Orton:** Seconds Motion

**All in favor, motion carries.**

**D. Duffin:** Excuses audience.

**Fourth Action Item:** Espino special use request at 192 West 244 Lane South Rupert, Idaho. The property is located in an industrial high zoning district where a special use permit is required. A building permit was issued in 2017 where no certificate of occupancy was issued for the single-family dwelling.

**B. Stephens:** Gives the action item information including dates, occupation, contaminated well, and the solution of compliance.

**B. Espino: 192 West 244 Lane South** Verbal application explaining the property history and neighboring lots; how the original parcel is split.

**B. Stephens:** Explains the zoning district boundaries and property lines.

**D. Duffin:** Clarified what nuisance with being inside the industrial district.

**L. Stevenson:** Simplot opposition letter and expanding on future understanding of becoming a residential home inside an industrial zone.

**B. Espino:** Understood

**J. Orton:** Asked about the easements and right ways to the property.

**B. Espino:** Questions for the board on the Simplot letter and costs.

**L. Stevenson:** Expanded on concerns from Simplot on future costs.

**B. Espino:** Simplot paying for the contaminated well.

**T. Wilkinson:** Certificate of Occupancy question for Brett

**Questions for the audience:**

**Paul May:** Asking about clarification grandfathering of the property

**B. Stephens:** New construction needing to be compliant with the zone

**Paul May:** Speaking in favor

**D. Duffin:** Opens for neutral position and opposition comments.

No additional comments

**L. Smith:** Motion to close for deliberation

**J. Orton:** Seconds motion

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

**Board discusses conditions to be considered, planting strip, and the egress to accommodate a planting strip.**

**Deliberation:** Motion with some restrictions based on points of evaluation.

**B. Stephens:** Reads what residential uses could be permitted in an industrial high zone under a special use.

**T. Wilkinson:** Motion to approve the special use permit under the condition that they install a planting strip as defined by the county ordinance code, as weather permits, and need approval by the building administrator. Also, with the knowledge that they will be residing in an industrial zone and acknowledge the nuisance accompanying the surrounding businesses in the zone.

**J. Orton:** seconds motion

**All in favor, all in favor, motion carries.**

**Fifth Action Item:** Discussion of wind turbines on existing ordinances.

**J. Orton:** Small, Medium, and large wind turbines. Explains sizes and dimensions of a turbine. Found building definitions.

**L. Stevenson:** There is an ordinance draft that wasn't adopted. Brings up other application examples.

**D. Duffin:** Adjourn

B. Stephens: There are no items for the next meeting.

**L. Smith:** Seconds Motion

**All in favor, Motion Carries**