

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
JUNE 26, 2023
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURTHOUSE**

CALL TO ORDER

Present: Chairman Brett Thompson, Janet Bolich, Oscar Carranza, Becky Dean, Trish Heath, and Arlen Morgan

Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; Ryan Christensen, Planner; and Tasha Ellis, Planning Technician

BUSINESS MEETING

Chairman Thompson called the meeting to order at 6:00 p.m.

M/S/C Becky Dean made a motion to accept the April 24th, 2023, minutes as written. Arlen Morgan seconded the motion. Motion carried unanimously.

MID-SNAKE RIVER WATER RESOURCE COMMISSION REPORT

Arlen Morgan said that Bethany Muffley, Bob Muffley's daughter, will be taking over the role of Executive Director going forward. Minidoka County is looking to join the Commission. Mr. Morgan explained that each member County has two members and that Dan Suhr, Jerome's other representative, is not likely to continue his role once his term ends. He reported that there are about 4000 new domestic wells per year and there is some concern about how long the current allocation of 13,000 gallons/day per well can be sustained. Future limitations may come before the State Legislature.

RECREATION ZONE COMMITTEE UPDATE / COMMUNITY INVOLVEMENT MEETINGS UPDATE

The Commissioners discussed the work of the Rec Zone Committee and Planning & Zoning Staff so far. Nancy Marshall said that the first public hearing is currently scheduled for July 31, 2023, and described the process going forward. Chairman Thompson asked if they could push back any other applications that might be submitted by the deadline to make the July 31st meeting. Ms. Marshall confirmed that they could, though there are currently no pending applications other than a Preliminary Plat, that Staff expects to be submitted.

COMPREHENSIVE PLAN UPDATE

No updates.

LEGISLATIVE ACTION LIST

No updates.

6:15 P.M. GALE LIM CONSTRUCTION FOR A SPECIAL USE PERMIT FOR MANUFACTURING OF MINERAL PRODUCTS (GRAVEL PIT) WITH AN ON-PREMISES SIGN. ZONED A-1, AGRICULTURE, LOCATED ON FIVE PARCELS; PARCEL 4340, LEGALLY DESCRIBED AS TAX 11 OF SENW; PARCEL 1561, LEGALLY DESCRIBED AS TAX 19 OF SWNE; PARCEL 4363, LEGALLY DESCRIBED AS TAX 21 OF NWSE; PARCEL 7801, LEGALLY DESCRIBED AS TAX 20 OF NWSE; AND PARCEL 0004, LEGALLY DESCRIBED AS TAX 2 OF NENE, NWNE, ALL LOCATED IN SECTION 32 OF TOWNSHIP 08, RANGE 18 EBM; 263.41 ACRES LOCATED APPROXIMATELY BETWEEN MILE MARKER 09 AND 10, STATE HIGHWAY 25, JEROME, IDAHO.

Chairman Thompson opened the hearing at 6:16 PM. Kacie Buhler swore in Nancy Marshall, Darrin Dance, and Jackie Kohntopp. Trish Heath disclosed that her husband has business with Gale Lim

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Construction and she has worked with Jody Tremblay. She did not believe either would affect her decision. Janet Bolich said she lives within two miles of the site. Arlen Morgan said he has crushed a lot of rock, and has purchased material from this site.

Darrin Dance – Vice President, Gale Lim Construction LLC

Mr. Dance presented the Application. He answered Staff and Commission questions regarding the history of Gale Lim Construction's involvement in the site and how they came to be operating without a permit, blasting and its effect on surrounding homes, water usage, reclamation plans, hours of operation, signage, and road access.

Nancy Marshall presented the Staff Report. She answered questions from the Commission regarding the need for the Special Use Permit, Staff's research into State of Idaho blasting regulations, and the requirement for a building permit to erect a sign. She informed the Commission of comment from North Side Canal Company (NSCC). They were reluctant to comment on 3rd party deals for water and noted that the quarry's activities should not affect NSCC's canals or operations.

PUBLIC COMMENT

Jackie Kohntopp – 1078 State Highway 25, Jerome

Ms. Kohntopp described her family's land and their experiences working with Gale Lim Construction and Lafferty Construction as it related to the blasting and inspections that were carried out beforehand to ensure the safety of nearby structures.

Mr. Dance returned for rebuttal and discussed the blasting in more detail with the Commission. He was opposed to a proposed condition requiring extra inspections outside of the industry norm. He noted that Ms. Kohntopp's concerns are valid and committed to having Gale Lim Construction commission a new inspection before the next round of blasting to establish a new baseline in case of future issues.

Ms. Kohntopp returned to state that they are not opposed to the application; Gale Lim Construction and Lafferty Construction have been good to work with and good for the County.

Mr. Dance had no further rebuttal.

DISCUSSION

The Commission discussed the Application and Conditions, finding no issues with the General Standards and noted that the project is a positive for Jerome County.

M/S/C Trish Heath made a motion to APPROVE a Special Use Permit for Gale Lim Construction, LLC's request for a Special Use Permit for Manufacturing of Mineral Product (Gravel Pit) and On-Premises Sign on the property duly advertised for this hearing with the Conditions as presented by Staff, with the removal of Condition Number 5, adding a new Condition Number 5, "If access will be obtained from Highway 25, permits are to be obtained from ITD". Reasons for this decision, there were no issues identified during testimony, it will increase economic growth by increasing farmland use and providing gravel for construction projects. Used in making this decision were Exhibits A1-29 through AG1-15. The motion was seconded. Motion carried unanimously.

6:30 P.M. KATHLEEN HITE FOR A SPECIAL USE PERMIT FOR A RECREATIONAL VEHICLE SITE. ZONED A-2, RURAL RESIDENTIAL, IS PARCEL 0385, LEGALLY DESCRIBED AS TAX 12 OF LOT 1, LOCATED IN SECTION 01 OF TOWNSHIP 09, RANGE 16 EBM; 2.82 ACRES LOCATED AT 7 WEST 317 SOUTH, JEROME, IDAHO.

Chairman Thompson opened the hearing at 7:12 PM. Kacie Buhler swore in Kathleen Hite. Oscar Carranza disclosed that he has worked with Ms. Hite in the past, but that would not affect his decision. Kathleen Hite presented the Special Use Permit Application. Ms. Hite answered Staff questions in addition to questions asked by the Commission regarding water, septic, setup, unit size, unit ownership, road details, and Special Use Permit conditions.

Kacie Buhler presented the Staff Report to the Commission and described Staff's research into Park Model Homes and the regulations governing them.

DISCUSSION

The Commission discussed the Application and Conditions and found no issues with the General Standards.

M/S/C Trish Heath made a motion to APPROVE a Special Use Permit for a Recreational Vehicle Site on the property duly advertised for this hearing with the Conditions imposed by Staff and adding number 5 in the Special Use Permit Ongoing Conditions. Used in making this decision were Exhibits A1-9 through AG1-19. Janet Bolich seconded the motion. Motion carried unanimously.

M/S/C Becky Dean made a motion to have Written Decisions emailed to the Commission for review and approval before being signed by the Chairperson. The motion was seconded. Motion carried unanimously.

M/S/C Oscar Carranza made a motion to adjourn. Becky Dean seconded the motion. Motion carried unanimously.

The meeting was adjourned at 7:33 PM.

Respectfully Submitted,

Ryan Christensen, Planner

Tasha Ellis, Planning Technician

ATTESTED BY:

Chairman