

JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
February 25, 2019
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

Chairman: Larrey Anderson
Present: Chairman Larrey Anderson, Bill Baker, Trish Heath, Tanner Johns, Arlen Morgan, Jim Schlund, Virgil Tinker and Mike Tylka
Excused:
Staff Attendees: Nancy Marshall - Administrator, Stephanie Aslett, Kacie Buhler, Tiffany Razo-Chavez and Sharde' McMillan

BUSINESS MEETING

Chairman Larrey Anderson called the meeting to order. Larrey Anderson stated the first order of business was to schedule Planning & Zoning Commission meetings. Nancy Marshall stated May's regular meeting would fall on a holiday & December is typically dark. [No Meeting]

M/S/C Bill Baker made a motion for [May] meeting to be on May 20th instead of June 3rd. Mike Tylka seconded the motion. Motion carried unanimously.

Next, Larrey Anderson asked to approve the minutes from the November 26, 2018 meeting.

M/S/C Trish Heath made a motion to accept the November 26th minutes as written. Mike Tylka seconded the motion. Motion carried unanimously.

Jim Schlund reported on the Mid-Snake River Water Commission's latest meeting.

Nancy Marshall introduced Tiffany Razo-Chavez, Planning and Zoning's newest employee. She will be taking future minutes for the Planning & Zoning Commission. Mrs. Marshall went over the Commission's mileage rate, which changed from .50 to .58 per mile to match Federal standards. Mrs. Marshall notified the Commission of Jerry Mason's scheduled meeting in Twin Falls on April 17, 2019.

Larrey Anderson recused himself from the first hearing, because he is the applicant.

Recess: 7:12 P.M
Reconvened: 7:15 P.M

7:15 HEARING – LARREY AND RETHA ANDERSON REZONE A1 TO CG & A2

Chairman Jim Schlund introduced the hearing for the Larrey and Retha Anderson's requested rezone. Trish Heath recused herself, she lives in the subdivision. Members of the audience, including applicants Larrey Anderson and Retha Anderson, and the Administrator, Nancy Marshall, were sworn in. Larrey Anderson went over a letter from the Board of County Commissioners that had tabled the hearing from 2002. Mr. Anderson discussed rezoning the area around the east and west side of the 1200 East Road. Mr. Anderson discussed that 25 different homes, most of them on five acres or less, were in the area. Most of the homes are in

non-conforming locations. Bill Baker asked for confirmation of whether or not Mr. Anderson was asking to rezone it to Commercial Corridor or Commercial General. Mr. Anderson confirmed it was to be Commercial General. Nancy Marshall presented the staff report. Mrs. Marshall noted the Staff asked about a letter from Idaho Transportation Department 'ITD' to anticipate more traffic in the area. Mrs. Marshall pointed out the questions on page six of the staff report. Are the rezone and the uses that it provides consistent with surrounding uses or the surrounding zoning? Is this in the public's interest? Is this consistent with the Comprehensive Plan "The Plan"? Jim Schlund asked Mrs. Marshall if the Commission needed to review each use in Commercial General. She commented that they should be aware of the potential uses. Tanner Johns stated that ITD has never given input when the Planning & Zoning has asked for comment.

Mr. Schlund opened the hearing to testimony in support of the application. Hyrum Stanger acknowledged he was sworn in and testified in support of the applicant. He brought up local businesses that were already functioning in the area. He stated that rezoning the area to residential would benefit the homes and local business, so to avoid a dairy in that area. Maryann Stanger, sworn in, testified in support of the applicant. Mrs. Stanger talked about the slope of the property and felt that if the proposed area was zoned to A2 Residential, they would avoid any type of dairy moving into the area, and would avoid a drainage issue. She also mentioned that if the area was rezoned into Commercial General, it would reflect the other offramps in Jerome County. She stated that previous approved variances are what changed the zone from A1 to CG. She stated that the area should be protected for commercial growth. Eileen McDevitt, sworn in, testified in support of the applicant. Mrs. McDevitt stated that the area has great potential for growth.

With no further testimony in support, Mr. Schlund called those who wished to testify in opposition. Heidi Rogers acknowledged that she was sworn in and testified in opposition. She stated that she didn't understand how developing the area would benefit the homes existing in the area. She stated her concern for flooding in the area and ground water. Ms. Rogers stated she wanted the area to stay agriculture because that was the reason she chose to move to the area. Charles Spencer, sworn in, testified in opposition. He stated that he lives on the 1200 road. Mr. Spencer stated he spoke to the fire department and that they did not have the facilities to be able to maintain the area if it was commercially developed. He also stated that there was already a traffic problem and if more homes were put in the area it would create a bigger traffic problem. Mr. Godfrey, sworn in, testified in opposition. He also expressed concerns about traffic. He stated that the threat of a dairy on the property was not appreciated and stated further that the location would not support any livestock operation, remarking that the operations are diminishing and not seeking new locations. Mr. Johns questioned this statement.

With no further testimony in opposition, Mr. Schlund called the applicant back for rebuttal. Mr. Anderson stated that he did reach out to ITD and they told him they would send a letter to Planning & Zoning. Mrs. Marshall stated she had not received anything from ITD. Mr. Anderson stated in regard to the public's concern with the traffic, that he was applying for a zone change,