

JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
May 18, 2020
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

Chairman: Larrey Anderson, Chairman

Present: Larrey Anderson, Oscar Carranza, Trish Heath, Tanner Johns, Arlen Morgan, and Brett Thompson

Staff Attendees: Nancy Marshall, Administrator and Kacie Buhler, Assistant Administrator

BUSINESS MEETING

Chairman Larrey Anderson called the meeting to order at 7:01 p.m. The Commission approved the minutes of the January 27, 2020 meeting.

M/S/C Trish Heath made a motion to accept the January 27th minutes as written. Oscar Carranza seconded the motion. Motion carried unanimously.

Nancy Marshall explained that Bill Baker and Mike Tylka were asked to retire early as their terms were up in December and this would allow a smaller quorum in order to comply with restrictions set in place by the Governor due to the Coronavirus. Chairman Larrey Anderson asked the Commission for a volunteer to replace Bill Baker as Co-Chairman. Tanner Johns volunteered to fill the position.

M/S/C Trish Heath made a motion to accept Tanner Johns as Co-Chairman. Arlen Morgan seconded the motion. Motion carried unanimously.

Nancy Marshall advised the Commission that the Legislative Action List could be moved up from Old Business to right now to help fill in the time before the Hearing. She explained that there has been no action on the list due to virus restrictions. She stated that the rezones around Eden and the Eden Area of City Impact were delayed until larger hearings could be held.

Recess 7:11

Reconvene 7:16

7:15 HEARING– ABC AGRA, LLC/REQUEST FOR AN SUP FOR AN RV SALES AND SERVICE FACILITY

Scott Bybee was sworn in and introduced the application on behalf of ABC Agra, LLC for the Special Use Permit for a Recreational Vehicle Sales and Service Facility. He stated that a Special Use Permit was approved two years ago in the same area but that the configuration of the site was reconfigured and is why they are requesting a new Special Use Permit.

Oscar Carranza stated that he may have a conflict of interest and asked to recuse himself. Mr. Carranza removed himself to the audience.

After discussing the application, Trish Heath asked if Mr. Bybee had read and was ok with the nine requirements. Mr. Bybee answered yes. The Commission stated that it appeared the Applicant had answered all questions.

Nancy Marshall introduced the Staff Report.

Chairman Anderson asked if there was anyone in the audience in support or opposition of the Application. There was no one in support or opposition.

DISCUSSION & DECISION

The Commission discussed the application. Trish Heath addressed the General Standards prior to motioning for approval of the application.

M/S/C Trish Heath made a motion to accept the ABC Agra, LLC's request for a Special Use Permit for an RV Sales and Service on the property duly advertised for this hearing with the conditions one through nine and an addition of a number ten: The City will sign off on plans for washing vehicles and drainage of waste water into the city sewer system. Arlen Morgan seconded the motion. Motion carried unanimously.

7:45 HEARING– BRENT TOLMAN, URBAN RENEWAL

Mrs. Marshall introduced Mr. Tolman and explained he was present to explain the Urban Renewal project to the Commission. She stated that the Board of County Commissioners, per State Code, had requested the Commission to review the Urban Renewal Plan and make a recommendation as to whether or not the Commission found that the Plan was in conformance with the County Comprehensive Plan (Comp Plan). She also noted there were two plans for review.

Mr. Tolman introduced himself and explained the first plan titled "First Amendment to the Amended and Restated Jerome County Crossroads Urban Renewal Project Urban Renewal Plan" was the de-annexation of four parcels in the Crossroads Point area. Once they were de-annexed, they would become a part of "Phase 2", the plan he would explain next.

Mr. Tolman answered questions regarding tax levies, funding of infrastructure, adding time to the original plan, and other concerns regarding the plan as a whole.

With no further questions Chairman, Larrey Anderson, requested comments from the Administrator. Mrs. Marshall advised the Commission that their role, per the Board's request and per State Code was to determine if the plan would conform to the Comp Plan. She remarked that taken on an individual basis to de-annex the four parcels would likely not conform, however, taken together with Phase 2 there was language in the Comp Plan that would support the plan. She noted that the recommendation to the Board should probably indicate that the de-annexation plan should not be approved without the Phase 2 plan approval.

Mr. Tolman explained Phase 2 of the plan titled "Urban Renewal Plan for the Crossroads Point Phase 2 Urban Renewal Project Area". He stated the plan would take in those parcels that were slated to be de-annexed in the first plan. He explained that infrastructure improvements were intended to complete water and sewer connections in Phase 2 along with roads, sidewalks, and other improvements. He discussed the initial costs borne by the developer and the mechanics of reimbursement. He answered questions from the Commission regarding timing of the plan stating that the Legislature was potentially going to do away with Urban Renewal so it was important to accomplish this now.

DISCUSSION & DECISION

Discussion by the Commission addressed the plan as a whole and while there was concern about the plan from Mr. Johns and Mr. Thompson, Mrs. Heath commented that they were requested to only review the plan as it related to the Comp Plan. Mrs. Marshall also advised the Commission that the Board and State Code only asked the Commission to look at the plan and determine if it would conform