

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
AUGUST 27, 2018
THE JACK NELSEN MEETING ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Chairman: Larrey Anderson
Present: Chairman Larrey Anderson, Jim Schlund, Bill Baker, Tanner Johns, Virgil Tinker, and Michael Tylka
Excused: Trish Heath and Arlen Morgan
Staff Attendees: Nancy Marshall-Assistant Administrator, Stephanie Aslett and Kacie Buhler

BUSINESS MEETING

Chairman Larrey Anderson called the meeting to order. The Commission reviewed the minutes from the July, 23rd meeting.

M/S/C Virgil Tinker made a motion to approve the July 23rd minutes. Mike Tylka seconded the motion. Motion carried unanimously.

Jim Schlund reported on the Mid-Snake River Commission.

Nancy Marshall gave information regarding Art Brown's retirement party.

7:15 NATHAN HALL SUP AUTO REPAIR SHOP

Chairman Larrey Anderson called the hearing to order. The Applicant (Nathan Hall) and Nancy Marshall were sworn in. Mr. Hall presented the application for an auto repair shop. The Commission asked questions regarding signage, BLM right-of-way, parking, water usage, dead vehicle storage, and other storage. Nancy Marshall presented the Staff's report. Rebecca Hall was sworn in and gave testimony in favor of the Special Use Permit. The Applicant returned for rebuttal and responded to additional questions. Chairman Larrey Anderson closed the hearing for further testimony.

DISCUSSION & DECISION

The Commission discussed the application by going over the general standards and conditions.

M/S/C Jim Schlund made a motion to approve Nathan Hall's request for a Special Use Permit for an Auto Repair Shop with the following conditions 1 through 10 with the changes made on 4 and 5. Tanner Johns seconded the motion. Motion carried unanimously.

OLD BUSINESS

Larrey Anderson introduced old business. The Staff and Commission discussed the Comprehensive Plan and timeline.

Nancy Marshall informed the Commission that they left off with the Eden Area of City Impact on the table and recommended that the Commissioners take it off the table. She stated that there were three issues to deal with. She talked about the first hearing which was the text

amendment. Mrs. Marshall said that they made a motion and need to sign a recommendation page that they accepted it with the one correction where they took the land division off.

M/S/C Virgil Tinker made a motion to take Eden Area of City Impact off the table. Tanner Johns seconded the motion. Motion carried unanimously.

Staff and Commission discussed the text amendment. Staff recommended that Commission complete the motion to recommend the approval of the text amendments to the Board of County Commissioners. Mrs. Marshall clarified that the motion was not rescinded when they rescinded the map. The recommendation page has been written and should be amended to approve the text as presented at such time that the exhibits to the text (Exhibit A, Impact Area Map and Exhibit B, Impact Area Written Description) have been agreed upon and approved by the Board of County Commissioners and the Eden Mayor and City Council.

Nancy Marshall talked about the second application which was the Zoning Map Amendment for the Area of City Impact. She explained that the Commission's options were to keep the matter tabled, recommend to the Board to approve the application and accept the map as presented, propose an amended map, or recommend denying the application. She explained that the Commission is making a recommendation on if they think the map is ok or not. Tanner Johns stated that they already approved it and then disavowed it. Mrs. Marshall stated that they rescinded the motion. Tanner Johns stated that they wanted to table it until it came back again. Mrs. Marshall explained that all tabling does is bring it back to the Commission again or they can send it to the Board of County Commissioners and let them continue on. She recommended that they either approve it as presented or deny it as presented. Bill Baker said it should be approved because they already approved the map once. He said that he agrees with the map. Tanner Johns said they approved it but then disapproved it 30 minutes later. Jim Schlund asked if they can make a motion to approve it. Nancy Marshall informed him that they can make a motion to recommend to approve or deny it but at the end of the day the Board of County Commissioners are going to have to come to an agreement with the City Council and that is the one that is going to stick. Tanner Johns said they should disapprove it because the residents of Eden didn't want that map, they wanted it to go all the way to the freeway. Mrs. Marshall put the map up for the Commissioners to review. Jim Schlund also commented that the residents wanted to go all the way up to the freeway, similar to Hazelton's rezone. Mrs. Marshall explained that the purpose of the city impact zone is to allow the city to grow, not to provide a buffer zone. Bill Baker and Jim Schlund said that they already approved it once and they think they should not approve it again. Tanner Johns said that he thinks they should deny that map. He said that they need to rezone that section to AL and the problem would be solved. They discussed that once the Comprehensive Plan is completed that it would make it possible for them to rezone that area.

Larrey Anderson opposed the motion making it a tied motion. He thought the map was what the residents wanted but Tanner Johns informed him that it wasn't. He changed his vote in favor of the motion, breaking the tie.

RECOMMENDATION

M/S/C Tanner Johns made a motion to make a recommendation to the Board of County Commissioners to deny the map as presented. Virgil Tinker seconded the motion. 4 in favor, 2 opposed. Bill Baker and Jim Schlund opposed the motion.

The third application was the Zoning Map amendment for the area that will be removed from the Area of City Impact and rezoned into a County Zone. The County Commissioners requested that it be zoned AL. Tanner Johns stated that the area belongs to BLM. Nancy Marshall stated that it's been city impact for 20 years and that zoning it serves no purpose unless there is an exchange of property. Larrey Anderson asked what BLM wanted their property zoned as. Nancy Marshall stated that they had no comment. Tanner Johns asked how the County can zone BLM land. Mrs. Marshall informed him that the County can zone any land and that the reason why it is zoned is to keep consistency in the map and if the land exchanges ownership then the new owner is subject to regulations in that zone. Larrey Anderson stated that he's against anything zoned AL.

M/S/C Virgil Tinker made a motion to remove parcel from city impact zone and zone as AL. Jim Schlund seconded the motion. 5 in favor, 1 opposed. Larrey Anderson opposed the motion.

RECESS: 10 MINUTE BREAK

WRITTEN DECISION

The Commission reviewed the written decision for the Special Use Permit for Nathan Hall and the Recommendation Pages for the Board of County Commissioners.

M/S/C Tanner Johns made a motion to accept the written decision as presented. Mike Tylka seconded. Motion carried unanimously.

M/S/C Virgil Tinker made a motion to approve the recommendation pages to the Board of County Commissioners on the area of city impact for the City of Eden. Mike Tylka seconded the motion. Motion carried unanimously.

ADJOURN

M/S/C Bill Baker made a motion to adjourn. Mike Tylka seconded the motion. Motion carried unanimously.

Respectfully Submitted,

Administrative Assistant

ATTESTED BY:

Chairman