

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
SEPTEMBER 24, 2018
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 Michael Tylka
Staff Attendees: Art Brown- Administrator, Nancy Marshall- Assistant Administrator, Stephanie Aslett and Kacie Buhler

BUSINESS MEETING

Chairman Larrey Anderson called the meeting to order. The Commission congratulated Nancy Marshall on her new position as Planning and Zoning Administrator. They congratulated Art Brown on his retirement and presented a gift to Mr. Brown. Chairman Larrey Anderson requested a motion to approve the minutes from the August 27th meeting.

M/S/C Jim Schlund made a motion to approve the August 27th minutes as written. Mike Tylka seconded the motion. Bill Baker requested that the minutes be corrected.

The Commission and Staff discussed the process of amending or withdrawing the motion.

M/S/C Jim Schlund withdrew the motion to approve the August 27th minutes. Mike Tylka withdrew his second.

Bill Baker asked that a correction be made on page 2 of 4. He said that the discussion was that they already approved it once based on the testimony but there was no reason to approve it again without more testimony. He said it should read not approve it.

M/S/C Bill Baker made a motion to approve the minutes as corrected. Mike Tylka seconded the motion. Motion carried unanimously.

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

The Commission and Staff discussed the Planning & Zoning Commission Members' terms. Mr. Anderson, Mr. Schlund, and Mr. Tinker's terms are expiring on January 1, 2019. All three members would like to extend their terms.

Virgil Tinker had issues he wanted to discuss but deferred it to new business section as it was five minutes past the hearing time.

7:15 HEARING – JACK AND DEBI RILEY REQUEST FOR A REZONE

Chairman Larrey Anderson called the hearing to order. The Applicant Debi Riley and Nancy Marshall were sworn in. Debi Riley presented the application. She stated that she would like a rezone her property from agricultural to residential. She talked about being on the line of residential and agricultural. She said that she didn't think it would harm the agricultural area as

they have lived there for 26 years and never farmed the three acres. Tanner Johns asked about and confirmed with Ms. Riley that one water share would go with the one acre parcel. Ms. Riley pointed out her property on the map and the zones around her property. Arlen Morgan asked if it has always been A-1. Nancy Marshall stated that she would answer that when she testified. Nancy Marshall presented the staff report. She stated that First Segregation Fire District submitted a letter on September 17th marked Exhibit AG3 and copies of the letter were available. The letter stated that they had no problems with the rezone. She talked about how it would not go against the Comprehensive Plan and that the current future land use map showed that the area was predicted for urban and suburban development. She informed the Commission that there are no conditions on rezones and stated that the Applicant's property was rezoned during the city of Hazelton's [impact area] rezone and that the Applicants didn't realize what affect the rezone would have on their property. The Applicant advised Staff that it was always their intention to build a second home. Bill Baker asked according to A-2, if minimum lot size is one acre. Nancy Marshall answered that residential density in A-2 is one house per acre so if they wanted to put three houses on three acres, they could do that. Tanner Johns asked if they would have to do a land division. Mrs. Marshall replied that this hearing was only for a rezone. Trish Heath stated that she didn't have a problem approving the rezone and she thought the Applicants addressed how the change meets the Comp Plan. She said she didn't see any adverse conditions identified and the rezone would not change the integrity of the area. There was no testimony in support or opposition. The Applicant returned and responded to further questioning. Chairman Larrey Anderson closed the hearing for further testimony.

DISCUSSION & DECISION

The Commission discussed the application. Trish Heath restated that the application was valid and met the Comp plan. She addressed all three items in the staff report.

M/S/C Trish Heath made a motion to recommend to the Board of County Commissioners to approve the map amendment to rezone the property duly advertised for this hearing from AL (Agricultural Limited) to A2 (Rural Residential). Jim Schlund seconded the motion. Motion carried unanimously.

OLD BUSINESS

Larrey Anderson introduced old business. Nancy Marshall discussed the Comprehensive Plan. She talked about the Public Meetings that were held for the Comp Plan. She discussed that some of the Commissioners edits were combined into the Plan and others were omitted. She informed the Commission that the Public Hearing for the Comp Plan would be held on October 22 at 7:30. Jim Schlund said he was very pleased with the proposed Comprehensive Plan and felt that it will be a real asset to the County.

Larrey Anderson addressed the Text Amendment for the Area of City Impact for Jerome. Nancy Marshall stated that the Staff is waiting for Esmeralda to get back from maternity leave to make the correction.

NEW BUSINESS

Nancy Marshall informed the Commission that Jerry Mason and the Lincoln County Commissioners are holding a meeting on October 4th, at 5pm in Shoshone at the Community Center. All Commissioners are invited to attend.

Virgil Tinker addressed an issue of Commissioners being able to vote if said Commissioners were not present at previous meeting. Commissioners discussed the issue. Nancy Marshall said she would send out the minutes from the meeting that discussed voting and addressed participation in Legislative hearings versus Quasi-judicial hearings.

The Commission discussed the meetings being held at night.

RECOMMENDATION

Larrey Anderson addressed the recommendation page. He asked the Commission if they had any questions.

M/S/C Virgil Tinker made a motion to accept the recommendation as written. Tanner Johns seconded the motion. Motion carried unanimously.

ADJOURN

M/S/C Jim Schlund made a motion to adjourn. Trish Heath seconded the motion. Motion carried unanimously.

Respectfully Submitted,

Planning & Zoning Clerk

ATTESTED BY:

Chairman