

## **JEROME COUNTY COMMISSIONERS**

Monday, November 18, 2019

PRESENT: Charles Howell, Chairman  
Ben Crouch, Vice Chairman  
John Crozier, Commissioner  
Jane White, Deputy Clerk

Meeting convened at 9 A.M.

### **COMMISSIONER REPORTS**

Commissioner Howell reported he would ask for an opinion from directors on the Snake River Canyons Park Managing Board about seeking an access from the Idaho Department of Lands to a single-track trail system. He also reported on the progress of gaining land conveyances from the Bureau of Land Management (BLM). He said Congressman Simpson's office would hold a conference call with the BLM that week.

Commissioner Crozier informed the Board the Behavioral Health Board had awarded a grant for a crisis hotline in the Wood River Valley and was considering another grant for support groups for traumatic brain injuries.

Commissioner Crozier reported from a Historical Society meeting that the Society had received an anonymous gift of \$7,000 that it would use to renovate buildings at the I-Farm. He had also attended a Jerome Highway District meeting where directors had tabled a request originating from Carla Williams to reduce a County road speed limit.

Commissioner Crozier had also spoken with Lois Chapman about her zoning complaint and had attended a Crisis Center meeting.

Commissioner Crouch had participated as a director on the Jerome Chamber of Commerce board. He further reported that he and his wife had toured private land owned by George Panagiotou and designated as Devil's Corral. Panagiotou had shown them how he wanted to develop the property.

### **CORRECT RESOLUTION NUMBER**

The deputy clerk informed the Commissioners that the number of the resolution signed on November 12 to destroy certain records in the prosecutor's office was incorrect.

❖ A Motion was made by Commissioner Crouch to change Resolution 2019-31 to Resolution 2019-48. It was seconded and carried with unanimous ayes.

### **MIGLIURI & RODRIQUEZ LEASE**

The Board was in receipt of a renewal lease agreement with Migliuri & Rodriquez for office space in the Courthouse.

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❖ A Motion was made by Commissioner Howell to renew the lease with Migliuri & Rodriquez to rent office space in the Courthouse. It was seconded and carried with unanimous ayes.

### **BUSINESS AND/OR ADMINISTRATIVE MATTERS**

Commissioner Howell signed a catering permit for the Iron Horse Saloon, Shoshone, to be used November 24, 2019, from NOON-1 A.M. at 402 DC Circle, Jerome.

The Board signed a Payroll Claims Approval by Fund with a grand total of \$139,158.95 and a Direct Deposit Detail with a grand total of \$126,534.50, both dated November 13, 2019, for the October 27, 2019, through November 9, 2019, payroll period.

The Board signed a leave request for Brent Culbertson.

### **NANCY MARSHALL—WORK SESSION FOR ZONING ORDINANCE**

Planning and Zoning Administrator Nancy Marshall and Attorney Mike Seib were present.

Nancy Marshall and Mike Seib held a work session with the Commissioners to prepare proposed amendments to Chapters 10 and 6 of the Jerome County Zoning Ordinance (JCZO) before setting a public hearing on the changes.

The Board agreed to the recommendations of the Planning and Zoning Commission for changes to Chapter 10. The proposed amendment would allow the County to update its zoning map as a result of property annexation by the City of Jerome without holding another hearing on the matter.

The Commissioners also approved changing use charts to allow confined animals not regulated by Chapter 13 in a city Area of Impact. They sent a letter to the City of Jerome in support of the City allowing animals in the impact area. The Commissioners also approved of light manufacturing and a variety of recreation uses in the impact area.

Marshall said the proposed changes would also include moving area of city impact setbacks into Chapter 10 because each city may have different standards.

Marshall discussed with the Commissioners proposed changes to Chapter 6. The first change would allow the planning and zoning administrator to make decisions on variance applications, based on conformity to the JCZO. She said that currently the Board of Commissioners must hold a hearing on a variance application before making a decision whether to grant it.

Marshall explained that proposed amendments would also update minimum lot requirements to correspond with the minimum requirements of County agencies, which she said should also decrease the necessity of variances. She said that added language would allow impact agreements to address setbacks in the impact areas.

Mike Seib stated the County zoning ordinance is to support other agency setback requirements. The body discussed the recommendation of the P&Z Commission for ten-foot setbacks.

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➤ Marshall said she would provide more information from the building code, and another workshop on Chapter 6 was set for November 25.

### **EXECUTIVE SESSION**

Present were Larry Hall, executive director of Jerome 20/20, as well as Blair Crouch, Arlen Crouch, and Scott Bybee.

❖ 11:03 A.M. - A Motion was made by Commissioner Howell to go into executive session per Idaho Code Section 74-206)(1)(e) regarding preliminary negotiations involving commerce. It was seconded and carried with a unanimous roll call vote.

11:33 A.M. - Return to open session.

Following the executive session, the Commissioners determined to have another executive session, also regarding commerce, on November 25.

The Commissioners were excused to attend a legislative luncheon with City of Twin Falls officials.

2:15 P.M. - Meeting reconvened.

### **TIM LARSON—AIRPORTS REPORT**

Airports Manager Tim Larson was present.

**Report:** Tim Larson reported that an overflow parking lot was now available where the former weed building had been located at the Jerome Airport.

**Fuel Island Quote and Snowplow Repair:** Larson said he was submitting photos in order to receive quotes for a fuel island cover and the repair of a snowplow.

**Hazelton Electrical and Water Bills:** Larson presented bills from PMF, Inc., for extending the water line at the Hazelton Airport and from Idaho Power for upgrading the electricity at the Airport. He said the pilots using the Airport were amenable to paying the \$9,880 power bill but were requesting that the County pay for the water upgrades.

❖ A Motion was made by Commissioner Crozier to approve the expense of extending the water line at the Hazelton Airport at a cost of \$7,714.65. It was seconded and carried with unanimous ayes.

The Commissioners noted that the County could charge future hangar owners for hooking up to the extended water line.

### **RICK HABERMAN—CREDIT CARD**

Assessor Rick Haberman was present.

Rick Haberman requested to have a credit card for his office because he said he had recently had difficulty in obtaining direct billing from a hotel.

Commissioner Howell cautioned to avoid late charges on a credit card, and Haberman did not think they would be a problem because the County pays claims twice a month.

❖ A Motion was made by Commissioner Crozier to approve the acquisition of a credit card to be used by the assessor's office for incidentals with a limit of \$2500. It was seconded and carried with unanimous ayes.

Haberman presented for signature a wage change form and a Certificate of Completion from the State of Idaho in order to increase the salary of Ryan Stout. He explained that his newest appraiser deserved the merit increase because he had successfully completed the Tax Commission Appraisal Course 1.

### **GEORGE PANAGIOTOU—COMPREHENSIVE PLAN**

Planning and Zoning Administrator Nancy Marshall was present. Also present were George Panagiotou and Larry Hall, executive director of Jerome 20/20.

George Panagiotou brought a large display of his plans to develop his property at Devil's Corral. It included locations for water slides, exploring/camping/yoga, a lodge, a zip line, and a base jumping platform. He also gave the Commissioners a sheet showing the development progress he had made. He had obtained approval from eight agencies as well as support from the Governor, the Department of Commerce, Southern Idaho Economic Development, Jerome 20/20, and the College of Southern Idaho.

Panagiotou said he had met with the planning and zoning administrator and that he needed Devil's Corral to be zoned recreational in order to complete his plans.

Nancy Marshall said proposing to eliminate the preservation zone by changing it to a recreation zone was part of her department's legislative action list and that drafting appropriate text amendments to the Jerome County Zoning Ordinance would begin in December.

Panagiotou said it would be a great help to him to have a recreation zone by April or May.

The Commissioners studied Panagiotou's display and asked him questions about it.

Panagiotou was excused.

Marshall warned the Board that creating a recreation zone is a quasi-judicial procedure and as such, the Commissioners could have no discussions until their public hearing on the matter.

### **EMPLOYEE AWARDS AT THE JUDICIAL ANNEX BUILDING**

The Commissioners presented longevity awards to deputy clerks at the Judicial Annex Building who have worked for Jerome County five or more years as follows: Pam Bogue, 13 years; Traci

Brandebourg, 22; Angie Bridge, 22; Shelly Creek, 16; Sandra Peterson, 6; Karen Wood, 13; and Jesus Mendez, 14.

**MIKE SEIB—LEGAL COUNSEL**

Due to court duties, Mike Seib was not available for consultation.

**Lombard Conrad Architects Contract:** Seib approved the agreement with Lombard Conrad Architects the following day; it had been signed by the Commissioners contingent on legal review on November 12.

**READ AND APPROVE MINUTES**

❖ A Motion was made by Commissioner Howell to approve the minutes of November 12 as read. It was seconded and carried with unanimous ayes.

**INDIGENT MATTERS**

❖ A Motion was made by Commissioner Crozier to approve indigent matters as presented by staff. It was seconded and carried with unanimous ayes. Denied were Case Nos. 1819-136; 1819-135; 1920-002; 1819-138; and 1819-137; dismissed was Case No. 1819-102.

Meeting adjourned at 4:45 P.M.

Respectively submitted:

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Charles M. Howell, Chairman

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Jane White, Deputy Clerk

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A. Ben Crouch, Vice Chairman

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John Crozier, Commissioner