

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
NOVEMBER 23, 2020
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Chairman: Larrey Anderson, Chairman
Present: Larrey Anderson, Oscar Carranza, Tanner Johns, and Brett Thompson
Absent: Arlen Morgan and Trish Heath
County Commissioners: Charlie Howell (Chairman), A. Ben Crouch, and John Crozier
Staff Attendees: Nancy Marshall, Administrator, and Kacie Buhler, Assistant Administrator

OPEN DISCUSSION

Chairman Larrey Anderson called the meeting to order at 6:01 p.m. Chairman Anderson turned the meeting over to the Board of County Commissioners to discuss the Recreation (Rec) Zone.

Chairman Charlie Howell gave an overview of the reason for the meeting. John Crozier explained that George Panagiotou was getting impatient for the creation of the Rec Zone. He stated that our Comprehensive (Comp) Plan recognizes the Rec Zone and it is time to move forward with it. Commissioner Crozier explained the options on how the Commission could proceed. Commissioner Crouch informed the Planning and Zoning Commission that Mr. Panagiotou does have another option he could pursue. However, he (Commissioner Crouch) would like to finish out the Comp Plan. Tanner Johns asked the Board of County Commissioners what their view of the Rec Zone is as well as Mr. Panagiotou's. Chairman Howell cautioned not to design the Rec Zone around one person's interests. Nancy Marshall explained the relationship between the Comp Plan and the Ordinance. She explained that the Comp Plan no longer supports the Preservation Zone and that the Rec Zone is intended to surround Special Sites throughout the County. Ms. Marshall informed the Commission that many chapters throughout the Ordinance are affected through the creation of the Rec Zone. The Planning and Zoning Commissioners discussed their concerns with putting together a committee and the project losing speed. Oscar Carranza and Brett Thompson offered to volunteer time to help with the Rec Zone. The Board of County Commissioners explained that a master plan needs to be developed and the project needs to continue forward.

The Board of County Commissioners adjourned at 6:36 p.m.

Recess: 6:36 p.m.

Reconvene: 7:00 p.m.

BUSINESS MEETING

Chairman Larrey Anderson reopened for the regular meeting at 7:00 p.m.

M/S/C Oscar Carranza made a motion to amend the agenda to continue the discussion of the Recreation Zone to the Business Meeting. Tanner Johns seconded the motion. Motion carried unanimously.

The Commission reviewed the minutes of the October 26, 2020 meeting.

M/S/C Tanner Johns made a motion to accept the October 26th minutes as written. Oscar Carranza seconded the motion. Motion carried unanimously.

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Arlen Morgan was not present to discuss the Mid Snake River Water Resource Commission meeting for this month.

The Commission reviewed the 2021 Planning & Zoning Regular Meeting Schedule. Nancy Marshall stated an update on the Legislative Action Page was not necessary as it was already discussed during the 6:00 to 6:30 meeting with the Board and there was no new information to give on the Comprehensive Plan Update.

The Commission discussed how they would like to proceed with the creation of the Recreation Zone. Brett Thompson asked Staff what would be most helpful for them. Nancy Marshall stated she would like the extra input. Brett Thompson, Tanner Johns, and Oscar Carranza volunteered to meet with Staff. They discussed numbers of members and notice requirements if a quorum was met. The Commission agreed to wait until they had a full board to make their decision.

7:15 HEARING – HENRY INVESTMENTS, LLC’S REQUEST FOR A SPECIAL USE PERMIT FOR A GRAVEL PIT & ON-PREMISE SIGN.

Dave Thibault from EHM Engineers was sworn in and introduced himself as an agent on behalf of Henry Investments and presented the application.

Nancy Marshall introduced the Staff Report. The Commission asked questions about regulations from agencies and modifying conditions.

Chairman Larrey Anderson asked if there was anyone in support of the application in the audience. There was no one. He asked if there was anyone in opposition. Chris Metzler spoke in opposition.

Dave Thibault returned for rebuttal and addressed Mr. Metzler’s concerns.

Larrey Anderson asked if there were any further questions from the Commissioners. Hearing none, Chairman Anderson closed the hearing for further testimony.

7:30 HEARING – A&E LEASING, LLC’S REQUEST FOR A SPECIAL USE PERMIT FOR MULTIPLE USES.

Tom Floyd, A&E Leasing, was sworn in and presented the application. Mr. Floyd discussed the multiple uses he was applying for. The Commission asked questions regarding specific Uses.

Nancy Marshall presented the Staff Report. Ms. Marshall explained that multiple use Special Use Permits have been issued in the past. She discussed the purpose of the Addendum to the Staff Report.

Chairman Larrey Anderson asked if there was anyone in support or opposition to the application in the audience. There was none.

Tom Floyd returned for rebuttal. The Commission reviewed the list of Uses with the Applicant. Larrey Anderson asked if there were any further questions. Hearing none, Chairman Anderson closed this hearing for further testimony.

DISCUSSION & DECISION

Chairman Anderson reopened for Discussion and Decision for the 7:15 hearing for Henry Investments request for a Special Use Permit hearing. The Commission reviewed the General Standards.

M/S/C Oscar Carranza made a motion to approve Henry Investment, LLC's request for a Special Use Permit for an open surface mining operation with gravel crushing, gravel screening, material stockpiling and trucking with an on-premise sign on the property duly advertised for this hearing, removing the Ongoing and Final Operating Condition number two, keeping all other conditions set forth by Staff. Tanner Johns seconded the motion. Motion carried unanimously.

Recess: 9:35 p.m.

Reconvene: 9:41 p.m.

Chairman Anderson reopened for the 7:30 hearing for A&E Leasing, LLC's request for a Special Use Permit Hearing Discussion and Decision. The Commission discussed the variety of Uses and waiving the footnote for four of the Uses. They reviewed the General Standards.

M/S/C Brett Thompson made a motion to approve A&E Leasing, LLC's request for a Special Use Permit for 33 of the 35 advertised Uses, excluding Livestock Sales & Transfer and Public Schools on the property duly advertised for this hearing, and waiving the requirements of the Commercial Corridor Performance Standards 6-7 E. and to waive the requirement to keep all activities inside an enclosed structure on the follow uses 2, 3, 12, & 15 with the conditions set forth by Staff and adding condition number 4 from the Staff Report Addendum. Tanner Johns seconded the motion. Motion carried unanimously.

WRITTEN DECISION

M/S/C Tanner Johns motioned for the Written Decision to be emailed to the Commissioners. They would have 3 business day to review, and final authority to Larrey Anderson to sign. Oscar Carranza seconded the motion. Motion carried unanimously.

ADJOURN

M/S/C Tanner Johns made a motion to adjourn. Larrey Anderson seconded the motion. Motion carried unanimously.

The meeting was adjourned at 9:53 p.m.

Respectfully Submitted,

Kacie Buhler, Assistant Administrator

ATTESTED BY:

Chairman