

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
JANUARY 30, 2023
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURTHOUSE**

CALL TO ORDER

Present: Chairman Oscar Carranza, Janet Bolich, Becky Dean, and Trish Heath
Absent: Brett Thompson and Arlen Morgan
Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; and Ryan Christensen, Planner

BUSINESS MEETING

Chairman Carranza called the meeting to order at 6:00 p.m.

M/S/C Becky Dean made a motion to accept the November 21st, 2022, minutes as written. Oscar Carranza seconded the motion. Motion carried unanimously.

MID-SNAKE RIVER WATER RESOURCE COMMISSION REPORT

Arlen Morgan was not available to provide an update.

RECREATION ZONE COMMITTEE UPDATE

Nancy Marshall said the current plan is to begin public meetings in the first part of April.

CONFERENCE ROOM AUDIOVISUAL/COMMUNICATION EQUIPMENT UPGRADE

Ms. Marshall walked the Commissioners through the recent upgrades to the conference room.

OLD BUSINESS

Ms. Marshall reported there are no updates on the Comprehensive Plan or the Legislative Action List, noting only that the Jerome Impact Area will need to be addressed in about 1 ½ years.

6:15 MEETING– EHM ENGINEERS INC., ON BEHALF OF JAMES RAY INC., IS REQUESTING REVIEW OF A PRELIMINARY PLAT FOR SILVER SKY ESTATES SUBDIVISION; A NEW 31 LOT SUBDIVISION ON 38.39 ACRES, LOCATED IN SECTION 18, TOWNSHIP 09 SOUTH, RANGE 17 EBM, ON PARCEL 7220, LEGALLY DESCRIBED AS TAX 2213815 OF NESE; LOCATED BETWEEN 550 AND 575 SOUTH 100 EAST, JEROME, IDAHO.

Mr. Carranza opened the meeting at 6:15 p.m. Trish Heath disclosed that her husband does contract work for James Ray Inc. but did not think that would influence her decision.

Matt Ahrens of EHM Engineers Inc., on behalf of James Ray Inc., presented the preliminary plat for review. It is 38.39 acres that they intend to subdivide into 31 lots. He described the location and layout of the proposed Subdivision, including irrigation lines and the access points. Nicholas Road will be extended to tie into the Lazy T Ranch Estates Subdivision to the north.

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Becky Dean asked if they had discussed the irrigation plans with the canal company, septic requirements with the Health District, and traffic with the Highway District. Mr. Ahrens said that the requirements from each agency had been met and none had objected. Mr. Carranza mentioned Staff concerns regarding road naming inside the subdivision. Mr. Ahrens did not foresee any issues with following Staff's recommendations.

Ms. Marshall asked Mr. Ahrens to explain the drainage calculations on the preliminary plat. Mr. Ahrens described the methodology used in deriving the figures.

COMMUNITY COMMENTS

Jim Archer – 549 S 100 E, Jerome, Idaho

Mr. Archer is not opposed to the subdivision, but asked that all irrigation easements be fully researched and documented to prevent future complications for himself or other nearby landowners.

Randy Steadham – 544 S 100 E, Jerome, Idaho

Mr. Steadham is concerned with the speed of traffic on 100 East and visibility due to high spots in the road in both directions. He suggested the speed limit be lowered to 35 mph. Mr. Carranza explained that the Highway District sets the speed limit and there was no mention of it in their letter. Ms. Marshall noted that there was a traffic study and the Commission may want to have Mr. Ahrens address it when he returns to answer questions.

Curtis Turner – 74 E Victoria St, Jerome, Idaho

Mr. Turner had concerns regarding water delivery and the Nicholas Road connection to Lazy T Ranch Estates. He requested coordination with affected landowners. Mr. Carranza explained that all property owners within one-quarter mile were notified via mail.

David Thibault – EHM Engineers

Mr. Thibault is a colleague of Mr. Ahrens and wished to be on record in case further discussion is required. He confirmed a traffic study was completed. The study was related to volume and level of service, but not speed of traffic. It did include the sight distances and safety features for the new approaches off 100 East.

Mark Turner – 550 Nicholas Rd, Jerome, Idaho

Mr. Turner asked if citizens could view the traffic study and asked if it considered the increase in traffic from Lazy T Ranch Estates once Nicholas Road is connected.

Mr. Carranza asked Mr. Ahrens to further explain the traffic study. Mr. Ahrens explained that the traffic study accounted for traffic generated by the subdivision, traffic from Lazy T Ranch Estates, as well possible future traffic from the west, should that property ever be developed. He reiterated that speed was not addressed by the traffic study as that is a decision the Highway District would have to make. Mr. Ahrens said the Highway District had accepted the traffic study. Mr. Carranza asked if the traffic

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study could be made public. Mr. Thibault explained that it is EHM's position that the study belongs to James Ray since he paid for it, but it could likely be obtained via public records request through the Highway District. Mr. Ahrens finished by addressing the easement concerns from Mr. Archer. That is something their professional surveyor is working on and has been in contact with the County and title companies to obtain the records.

DISCUSSION & DECISION

The Commission discussed the application and addressed the questions in the Staff Report. Ms. Marshall noted that any outstanding comments can be corrected on the Final Plat.

M/S/C Trish Heath made a motion to recommend to the Board of County Commissioners to approve the proposed Preliminary Plat for Silver Sky Estates Subdivision, a new 31 lot Subdivision on 38.39 acres on the property described above. It is the Commission's determination that this Application is complete and is in compliance with the standards of this Chapter [Chapter 8] and the JCZO as a whole. The Commission further recommended the following conditions: street naming suggestions by Planning and Zoning Staff be followed, all agency requirements are to be met, and ensure easements to the headgates are recorded after coordinating with affected land owners. The Commission used Exhibits PA1-7 through A1-12 in making this determination. Becky Dean seconded the motion. Motion carried unanimously.

6:30 HEARING– GERALD MARTENS IS REQUESTING A SPECIAL USE PERMIT FOR A RECREATIONAL VEHICLE SITE. ZONED A-2, RURAL RESIDENTIAL; PARCEL RP007600010030, LEGALLY DESCRIBED AS LOT 3 BLOCK 1 SUNPOINTE SUBD, LOCATED IN SECTION 18 OF TOWNSHIP 09, IN RANGE 17 EBM; MORE COMMONLY KNOWN AS 8 SUNPOINTE CIRCLE, JEROME, IDAHO.

Mr. Carranza opened the hearing at 7:02 p.m. Kacie Buhler swore in Gerald Martens and Nancy Marshall.

Mr. Martens presented the Application and gave a history of the site and the purpose for the Special Use Permit Application. Mr. Carranza asked if the RV still meets NFPA, ANSI, and RVIA standards. Mr. Martens replied that the only modification has been removal of the wheels. Ms. Heath requested confirmation that the axles have not been removed. Mr. Martens confirmed.

Ms. Marshall requested that the Commission ask Mr. Martens if he had reviewed the Conditions listed on the Staff Report. She then discussed the Staff Report. Ms. Dean was concerned that the RV would not meet the requirements from Chapter 6 where it reads "in addition to one permanent single-family dwelling". Mr. Carranza had a question regarding the addition of a timeframe restriction for the occupation of the RV. Ms. Marshall gave examples of previous timeframe conditions the Commission has required in the past, noting that they have set that kind of requirement before.

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Ms. Marshall informed the Commission that the office received an email from an individual regarding the Application. The individual had no objection after Staff clarified that the Application was for a single Recreational Vehicle Site. Mr. Carranza asked if there was anyone who would like to speak in support of or against the Special Use Permit Application. Hearing none, he moved on to the Applicant's rebuttal.

Mr. Martens returned for rebuttal. Mr. Martens discussed timeframes with the Commission. Ms. Marshall asked the Commission to verify that Mr. Martens was aware of the conditions suggested by Staff. Ms. Marshall clarified that all Conditions would need to be met before the Special Use Permit is issued.

DISCUSSION & DECISION

The Commission discussed the evidence presented to them for the hearing and then went through the General Standards.

Ms. Dean stated that the RV site does not meet the requirements of JCZO, Chapter 6-7-T, and the Commission should note that they are waving that Standard. Ms. Heath said that since the subdivision has not been developed, and if it ever is the Special Use Permit will no longer be valid, that they are within the spirit of the Standard.

The Commission decided on the timeframe of March 1-November 15 of each year, for no longer than three years.

M/S/C Trish Heath made a motion to APPROVE a Special Use Permit for a Recreational Vehicle Site on the property duly advertised for this hearing with the Conditions imposed by Staff and adding number 2 in the Development Conditions. Used in making this decision were Exhibits A1-12 through PC1, and the minutes of the discussion. Janet Bolich seconded the motion. Motion carried unanimously.

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

The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

Ryan Christensen, Planner

ATTESTED BY:

Chairman