

JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
APRIL 24, 2023
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURTHOUSE

CALL TO ORDER

Present: Chairman Brett Thompson, Janet Bolich, Oscar Carranza, Becky Dean, Trish Heath, and Arlen Morgan

Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; and Ryan Christensen, Planner

BUSINESS MEETING

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

M/S/C Becky Dean made a motion to accept the January 30th, 2023, minutes as written. Trish Heath seconded the motion. Motion carried unanimously.

MID-SNAKE RIVER WATER RESOURCE COMMISSION REPORT

Arlen Morgan provided an update from the most recent Mid-Snake River Water Resource Commission meeting. The passing of Bob Muffley was discussed. His daughter Bethany may have interest in assuming his role, and the Commission is exploring that possibility. Mr. Morgan discussed the Commission's concerns over finding volunteers to fill vacancies as members retire, but the member Counties are united in their commitment to keep the Commission going. Mr. Morgan concluded by talking about the Commission's role in the evolution of regulations regarding LCO management, irrigation runoff management, and the benefits to the health of the Mid-Snake River over the lifetime of the Mid-Snake River Water Resource Commission.

LEGISLATIVE ACTION LIST

The Commissioners were provided with a new list. Nancy Marshall explained that the Bi-Annual Text Amendments have been completed. The current focus is the Recreation Zones. She suggested everyone take five minutes to study the provided Rec Zone documents, and they would be discussed at the end of the meeting.

6:15 HEARING – LEE WRIGHT FOR A SPECIAL USE PERMIT FOR A RECREATIONAL VEHICLE SITE. ZONED A-2, RURAL RESIDENTIAL, IS PARCEL 7202, LEGALLY DESCRIBED AS TAX 4 OF NESE, NWSW, LOCATED IN SECTION 01 OF TOWNSHIP 09, RANGE 16 EBM; LOCATED AT APPROXIMATELY 367 GOLF COURSE RD, JEROME, IDAHO.

Mr. Thompson opened the hearing at 6:15 p.m. Kacie Buhler swore in Lee Wright and Nancy Marshall.

Mr. Wright presented the Application and gave a history of the property. He noted the violation notice that led him to apply for a Special Use Permit to correct it. Becky Dean asked for clarification on the well that is shared with the neighboring business, and the outbuildings present on the property. Mr. Wright explained the history of the well, to the best of his knowledge. He pointed out the structures and the assumed uses. The Commission asked questions and discussed concerns regarding proper permitting of the septic system, well, and power connections in depth with the Applicant. Mr. Wright was not sure how the connections are currently but said he will meet requirements set by the Commission. Mr. Thompson asked if the site was intended to be temporary or permanent. Mr. Wright said he would like it to be permanent so that he may continue to rent out the space if the current tenant moves out. Trish Heath asked Mr. Wright if he had reviewed the conditions on the Staff Report

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and if he was ok with them. Ms. Buhler read the conditions. Mr. Wright confirmed he understood the conditions and did not have a problem with them.

Nancy Marshall presented the Staff Report. She discussed the history of the RV, the violation, and Code Enforcement actions taken to address it. She noted, some of the site plans show the RV on once acre; however, the property has not been divided. Ms. Marshall read excerpts from Chapters 5 and 6 of the Ordinance, noting that there have been prior conversations on the interpretation of “in addition to one permanent single-family dwelling” in 6-7 U. Mr. Thompson voiced his concern with number 6 of the Special Use Permit Ongoing Conditions.

Mr. Thompson asked the audience member if he wished to speak in support or opposition of the application. He had no comment.

Mr. Wright returned for rebuttal. He asked for clarification on size requirements for building permits. The Commission asked further questions regarding the length of time the Applicant intended to rent out the site and discussed the utility connections. Mr. Carranza explained that units are different and if the RV is replaced, each new unit will need to be permitted again. Mr. Wright asked for clarification on utility permits. Mr. Thompson explained that those permits are approved by the state. Ms. Bolich asked if Mr. Wright expects his tenant to move out soon. He said he has not discussed that with his tenant.

DISCUSSION & DECISION

The Commission discussed the evidence presented to them for the hearing and went through the General Standards. Ms. Dean noted that they have set precedent by approving similar RV sites in the past and there was no written or spoken testimony in opposition. The Commission discussed utilities and the need for proper permitting and connections that meet standards. The Commission discussed condition 6 and determined that it should remain to ensure that any future RV that uses the site is hooked up correctly. Following concerns about the septic, the Commission added South Central Public Health District to condition 3. Ms. Heath read through the General Standards for approval.

M/S/C Trish Heath made a motion to APPROVE a Special Use Permit for a Recreational Vehicle Site for an indeterminate number of days on the property duly advertised for this hearing with the Conditions as stated by Staff and adding “Health Department inspection or official recommendation for septic management” to number 3 of the Special Use Permit Conditions. With the conditions, the use of the land will meet the ordinance but cannot change from long-term use to multiple short-term uses as short term uses need management. Used in making this decision were Exhibits A1-27 through AG1-14. Becky Dean seconded the motion. Motion carried unanimously.

RECREATION ZONE COMMITTEE UPDATE / COMMUNITY INVOLVEMENT MEETINGS UPDATE

Ms. Marshall explained the survey responses and described the Community Involvement Meetings. 50-60 people attended the East side meeting, with another 70-plus attending the West side. Most in-person responses were positive. There is a group of affected landowners that would like to meet with the Rec Zone Committee. The Commissioners decided that it would be best for the Committee to have any necessary work sessions and meetings before bringing it before the Planning & Zoning Commission or to a public hearing. The Commission then discussed the rezoning process. Ms. Marshall urged them to remember the Comp Plan and its role in creating the Ordinance. It may not

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be possible for property owners to opt in or out at will. Ms. Dean suggested sending letters to the interested parties addressing their concerns, then meeting with them if they still wish. Mr. Thompson suggested the Committee meet to discuss their next actions.

M/S/C Trish Heath made a motion to accept the Written Decision as written. Arlen Morgan seconded the motion. Motion carried unanimously.

M/S/C Oscar Carranza made a motion to adjourn. Arlen Morgan seconded the motion. Motion carried unanimously.

The meeting was adjourned at 8:12 p.m.

Respectfully Submitted,

Ryan Christensen, Planner

ATTESTED BY:

Chairman