

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
JULY 31, 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; Ryan Christensen, Planner; and Tasha Ellis, Planning Technician

BUSINESS MEETING

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

M/S/C Becky Dean made a motion to accept the June 26th, 2023, minutes as written. Oscar Carranza seconded the motion. Motion carried unanimously.

MID-SNAKE RIVER WATER RESOURCE COMMISSION REPORT

Chairman Thompson requested a motion to reschedule the report to a future date. Arlen Morgan made the motion. Trish Heath seconded the motion. Motion carried unanimously.

COMPREHENSIVE PLAN UPDATE

No Update

LEGISLATIVE ACTION LIST

No Update

6:00 P.M. NORTHBRIDGE LAND GROUP LLC; PRELIMINARY PLAT MEETING FOR NORTHBRIDGE JUNCTION SUBDIVISION, PHASE 1; A NEW 5 LOT SUBDIVISION ON 51.995 ACRES; LOCATED IN SECTION 11, TOWNSHIP 09 SOUTH, RANGE 17 EBM, ON PARCEL 6102, LEGALLY DESCRIBED AS TAX 2206464-2 OF SWSW; AND PARCEL 5690, LEGALLY DESCRIBED AS TAX 2206464-1 OF W1/2SW; LOCATED NORTH OF 500 SOUTH (AKA CROSSROADS POINT BLVD) AND EAST OF US HIGHWAY 93, JEROME, IDAHO.

Chairman Thompson opened the meeting at 6:01 PM.

Chris McKay – Representing Northbridge Land Group 223 S. Aspen Way, Vinyard, UT

Mr. McKay presented the Preliminary Plat Application for Northbridge Junction Subdivision, Phase 1. Due to an NDA, he is unable to disclose the identity of the tenants at this time. Mr. McKay described the layout of the subdivision and answered the Committee's questions in regard to roadways, easements, and content. Mr. McKay described the gutter, sewer, water, sidewalks, and landscaping. Easement placement has not yet been discussed due to not knowing future use. Mr. McKay stated there are no issues with the conditions listed in the Staff Report. There were no further questions from the Commission.

Nancy Marshall presented the Staff Report. She discussed that this is for commercial use and development only, there will not be any residential use. There are no easements described on the preliminary plat for roadways. Ms. Marshall explained that the Staff's review of on and offsite

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improvements was limited. She discussed the format of the plat as more in line with Utah standards rather than Idaho standards.

Brett Thompson asked for public comment. There was none.

DISCUSSION

The Commission discussed the application and Staff Report. Becky Dean stated if Staff has what they need, she is comfortable with it. The Commission agreed.

M/S/C Trish Heath made a motion to recommend to the Board of County Commissioners to approve the proposed Preliminary Plat for Northbridge Junction Subdivision, Phase 1, a new 5 lot Subdivision on 51.995 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: All agency requirements will need to be followed during the development of the property. The Commission used Exhibits PA1-12 through A1-27 in making this determination. Oscar Carranza seconded the motion. Motion carried unanimously.

6:15 P.M. TEXT AMENDMENTS TO THE JEROME COUNTY ZONING ORDINANCE, CHAPTERS 2, 3, 4, 5, 6, 8, 9, 13, AND 14. ADD CHAPTER 9, RECREATION ZONES, TO CREATE NEW ZONES AND REGULATIONS IN ORDER TO REPLACE THE CURRENT PRESERVATION ZONE AS SUPPORTED BY THE JEROME COUNTY COMPREHENSIVE PLAN. THE RECREATION ZONES BORDER OR SURROUND CORRESPONDING SPECIAL SITES AND ALLOW A VERSATILE ARRAY OF RESIDENTIAL AND COMMERCIAL LAND USES. ADDED, DELETED, AND UPDATED DEFINITIONS ARE BEING PROPOSED IN CHAPTER 2 TO SUPPORT THE ADDITION OF THE RECREATION ZONES, DEFINE "HARDSHIP DWELLING", AND TO UPDATE OUTDATED DEFINITIONS OR REMOVE INAPPLICABLE DEFINITIONS. AMENDMENTS TO CHAPTERS 3, 4, AND 13 WILL REMOVE THE PRESERVATION ZONE, REPLACING IT WITH THE RECREATION ZONES. THE RECREATION ZONES ARE DEFINED IN CHAPTER 4. CHAPTERS 5 AND 6 WILL BE AMENDED TO REFLECT THE ADDITION OF THE RECREATION ZONES AND REMOVAL OF THE PRESERVATION ZONE AS WELL AS TO ADDRESS RECREATIONAL VEHICLES USED AS RESIDENCES. THE PROPOSAL WILL ADD DEFINITIONS FOR "SPECIAL SITE SUBDIVISION" AND "SPECIAL SITE LAND DIVISION" IN CHAPTERS 8 AND 14 AND WILL ADDRESS SUBDIVISION AND LAND DIVISION REQUIREMENTS FOR THE RECREATION ZONES AS WELL AS REQUIRED DIVISIONS FOR REZONES ON A PART OF A PARCEL. SPELLING ERRORS AND MINOR CORRECTIONS ARE ALSO PROPOSED THROUGHOUT THE IDENTIFIED CHAPTERS. IN ADDITION TO THE TEXT AMENDMENTS, AMENDMENTS TO THE JEROME COUNTY ZONING MAP IS ALSO BEING PROPOSED TO ESTABLISH THE NEW RECREATION ZONES AND TO REMOVE ALL PRESERVATION ZONES.

Chairman Thompson opened the hearing at 6:16 PM. Kacie Buhler swore in the Administrator and audience members who planned on testifying at the hearing.

COMMUNITY LETTERS

The following public comments were read by the Administrator and are attached hereto by reference Rezone file Exhibit:

PC5 Sam Degrey

PC6 Dewitt Marshall, Richard Bullers, Dean Diamond & Eden Diamond

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PC7 Dewitt Marshall
PC8 Friends of Minidoka

PUBLIC COMMENT:

Jeff Maffuccio – Idaho Power, 1221 W Idaho St., Boise
IDP submitted comment on 4/18 and Mr. Maffuccio did not see those changes in the latest version of JCZO Chapter 9.

Jared Infanger – Representing National Park Service & Wade Vagias

Mr. Infanger read a letter to the Commission (PC 9-10).

Chairman Thompson talked about the reason for Rec 2 zoning around the park noting that it was suggested to help the area be protected against potential undesired uses like LCOs. Nancy Marshall stated Rec zoning also protects against potential wind & solar farms that would otherwise be permitted in A1 zoning. Brett Thompson further explained other possibilities if zoned Rec-2 in and surrounding the area of the park. Becky Dean discussed the reason for Federal and State Land to be included in zoning map.

Dr. Dean Fisher – President of CSI

Dr. Fisher explained the existing partnership between CSI and Riverence. He expressed that he would like Public Education and Aquaculture added to the Use Chart in all three zones. Dr. Fisher feels the proposed ordinance would prohibit growth in public education.

Ben Lancaster – Filer

Mr. Lancaster runs a gravel operation north of I-84. He stated he was pleased that the property has been removed from rezoning.

Dr. James Westbury – 55 Blue Lakes Grade, Jerome

Dr. Westbury read the letter to the Commission (previously submitted as Exhibit PC1). He is concerned about tourism and fire hazards that could be potentially associated with proposed allowance of usage. During the discussion with the Commission, Dr. Westbury determined that he preferred to leave the parcel zoned as is, A2.

Kenneth Leavitt – 151-A W 550 S, Jerome

Mr. Leavitt talked about his desire to know the motivation for the zoning change. He asked if public land will have housing. Brett Thompson explained zoning purposes, and what different zones will allow vs not allow.

Barbara Arrington – 213 W 580 E, Jerome

Ms. Arrington talked about Scott's Pond Recreation area traffic problems. She expressed a desire to be able to divide her property more. The Commission agreed Ms. Arrington's property would likely stay in the rezone, Rec-2.

Kevin Jones – (address illegible), Hazelton

Mr. Jones talked about problems with people accessing BLM land through his property and on the road he maintains. He does not want more traffic in the area he lives in and feels zoning changes would allow that.

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Loralee Leavitt – 151-A W 550 S, Jerome

Ms. Leavitt does not understand the need for complete removal of the Preservation Zone. She talked about the environmental need for a Preservation Zone. Becky Dean explained the history of the Preservation Zone, the reason for its replacement, and described the process for the creation of Recreation Zones.

Josh Manning – 250 E 600 S, Jerome

Mr. Manning asked if a change in zoning would change use on BLM land. Ms. Marshall explained that the County has no jurisdiction over BLM land usage.

Gordon Prairie – 90 Eagle Rim, Jerome

Mr. Prairie described the area where he lives and expressed dismay with how Public Lands are used. He talked about how he cleans up waste regularly and the traffic on Yingst Rd. He feels that a rezone will change the quality of life for residents who live within the rezone area. Becky Dean discussed how the Recreation rezoning does not change landowners' rights.

William Hall – 130 Doral, Jerome

Mr. Hall talked about difficulties with Yingst Rd, such as garbage and traffic. He would like tighter restrictions. The Commission and Ms. Marshall explained that it is Public Land and zoning will not change the current uses. She also noted that the bridge repair at the bottom of Yingst Grade is not the result of the Rezone.

RECESS 7:55-8:03

Becky Dean asked if the Commission members that did not serve on the Rec Zone Committee had any questions. Arlen Morgan, Janet Bolich, and Trish Heath expressed that they felt they were well educated on the topic. Trish Heath noted that this hearing further clarified any unanswered questions she had.

The Staff addressed the text amendments for each chapter with the Commission.

Chapter 9

Make Idaho Power changes that were approved by the Recreation Zone Committee on May 3rd.

Discussed adding language to 9-2 for Applicability for Education. Change charts for Aquaculture to P, S, S.

Minidoka National Historical Site discussion (Rezone)

The Commission & Staff explained the reason for Rec-2 and discussed it again with Jared Infanger. It was determined that the park and surrounding areas will not be rezoned and will remain A1.

Chapter 3

Removed Preservation Zone

Added Recreation Zones

Chapter 2

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Hardship Dwelling definition, unrelated to the Recreation Zones
Subdivision, Special-Site included as one of many definitions

Chapter 4

Removed Preservation Zone
Added Recreation Zones

Chapter 5

Regulations to include the location of Recreation Zone Uses

Chapter 5 – Charts

Hardship Dwelling was added as a new Use and RV Site was amended
Removed Preservation Zone

Chapter 6

Hardship Dwelling standards were added
RV Sites were amended

Chapter 8

Definitions were added
Special Site Subdivision information was added

Chapter 13

Replace Preservation with Recreation Zoning under setback standards

Chapter 14

Special Site Land Division information was added

Zoning Maps

Recreation Zones 1, 2, and 3 were discussed. Following the testimony from the hearing the following changes were recommended:

Westbury – To remain A2.

Minidoka National Historic Site & surrounding area – To remain A1.

Barbara Arrington– Brett Thompson suggested leaving as Rec-2. Ms. Arrington never actually requested to opt-out.

M/S/C Trish Heath made a motion to TO APPROVE THE PROPOSED TEXT AMENDMENTS FOR CHAPTERS 2, 3, 4, 5, 5 Charts, 6, 8, 13, and 14 as written with no further recommendations. THE COMMISSION RECOMMENDS APPROVAL OF CHAPTER 9 with the following changes: as approved by the committee under Transmission Towers and Utility Buildings and Structures (with direct connectivity) at the May 3rd meeting as proposed by Idaho Power; AND add language to 9-2, Applicability, as stated: “(including educational programs)” to the second paragraph, after the word “Use”; AND add “Aquaculture” as a Special Use in Rec-3. Becky Dean seconded the motion. Motion carried unanimously.

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M/S/C Trish Heath made a motion to RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS TO APPROVE THE PROPOSED ZONING MAP AMENDMENT to rezone the property duly advertised for this hearing with the following changes: land including and around the Minidoka National Historic Site to remain A1 as discussed in the meeting; AND Dr. James Westbury's property to remain A2 and be removed from the rezone. Becky Dean seconded the motion. Motion carried unanimously.

M/S/C Trish Heath made a motion to email the Recommendation pages to the Commission and if a quorum of the Commissioners approve the Recommendation Pages, the Chairman will then sign them. Becky Dean seconded. Motion carried unanimously.

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

The meeting was adjourned at 9:18 PM.

Respectfully Submitted,

Tasha Ellis, Planning Technician

ATTESTED BY:

Chairman