

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
JANUARY 24, 2022
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Present: Chairman Brett Thompson, Larrey Anderson, Oscar Carranza, Becky Dean, Trish Heath, and Arlen Morgan

Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; and Morgan Quayle, Administrative Assistant

BUSINESS MEETING

Chairman Larrey Anderson opened the regular meeting at 7:00 p.m. and turned the meeting over to Nancy Marshall. Ms. Marshall explained that the Commission needed to vote for a chairman and vice-chairman as it is an even year.

Oscar Carranza nominated Brett Thompson as Chairman. Trish Heath seconded the nomination. The nomination passed unanimously.

Becky Dean nominated Oscar Carranza for Vice-Chairman. Trish Heath seconded the nomination. The nomination passed unanimously.

Chairman Brett Thompson asked the Commission to review the 2022 Meeting Calendar. They agreed on the alternate dates of May 23rd, October 24th, and November 21st due to holidays. All other meetings will be held on the last Monday of each month with no meeting in December.

Ms. Marshall introduced the new Planning and Zoning staff member, Morgan Quayle.

The Commission reviewed the minutes of the October 25, 2021 meeting.

M/S/C Becky Dean made a motion to accept the October 25th minutes as written. Oscar Carranza seconded the motion. Motion carried unanimously.

Arlen Morgan said he was unavailable for the last two Mid Snake River Water Resource Commission meetings but briefly discussed the information sent to him from the Commission. He stated he will not be able to make the next month's meeting and asked if someone would like to go in his place. Ms. Marshall stated she will try to attend. Mr. Morgan confirmed it is on the third Wednesday of each month at 1:00 p.m. and said anyone is welcome to attend.

Ms. Marshall gave an update on the Legislative Action List. She informed the Commission that one item had been added to the list as the Board of County Commissioners sponsored a text amendment presented by an interested party to review R.V. Parks in Commercial Corridor Zones. She discussed an issue Staff discovered when reviewing the proposed housing density in the Recreation Zone and stated the Recreation Zone Committee will need to meet with Mike Seib to discuss. Ms. Marshall said Staff will try to put together a meeting towards the end of February. She informed the Commission that Census information is still unavailable to complete the Comprehensive Plan Update.

7:15 HEARING – MIKE & BEVERLY HUMBACH; REZONE FROM IMP-RES TO A2

Chairman Brett Thompson opened the 7:15 Hearing. Ms. Heath stated she works with Dawn Soto but did not feel it would affect her decision. Mr. Thompson asked if the Commission had any other conflicts of interest for this hearing. There were none.

Ms. Soto was sworn in and presented the application on behalf of the Humbachs. She gave a brief history on how the property became zoned Impact Residential (IMP-RES). Ms. Soto said the Humbachs cannot divide the parcel into anything less than 20 acres under the current zoning. She said dividing the property into 20-acre parcels would cause a huge financial burden on the owners as there is a pivot for the farm that would have to be replaced. She said they would like to rezone to A2, Rural Residential. Ms. Soto explained that the Humbachs intend to allow their sons to build homes on the pivot corners in the future. Ms. Soto stated that city services are more than a mile away from the property and would be too expensive to extend to the property.

Nancy Marshall introduced the Staff Report. Mr. Thompson asked Staff where city services are located. Ms. Marshall referenced a comment of support by Tim Vargas (Exhibit R1). Copies were provided to the Commission prior to the hearing. The Commissioners all stated they had read the comments. The Applicant stated she spoke to Mr. Vargas in person and did not ask for the comment to be read into the record. Ms. Marshall stated the Applicant's statement on the Comprehensive Plan showed overwhelming support to preserve agriculture. She said that Rural Residential nor Impact Residential preserves agriculture. She said Agriculture Limited (AL) does support preserving agriculture and would allow for one additional housing right. Ms. Marshall encouraged the Commission to find support from the Comprehensive Plan to decide which zone is appropriate. Mr. Thompson said that A2 would help preserve agriculture more than the current zoning of Impact Residential.

Chairman Thompson asked if there was anyone in support or opposition of the Application in the audience. There was no one.

Ms. Soto returned for rebuttal. Ms. Dean asked for clarification on how removing a few acres for homesites would keep the land more farmable. Ms. Soto explained that the pivot corners are not farmed and that dividing the farm into 20-acre parcels would break up the farm and reiterated the expense of replacing the pivot.

Chairman Thompson asked if there were any further questions. Hearing none, he closed the hearing for further testimony.

DISCUSSION & DECISION

The Commission discussed the evidence presented to them for the hearing. Mr. Morgan said he agreed with the Applicants. Mr. Anderson agreed with the rezone to A2 and was against rezoning to AL. Mr. Carranza said although there is the potential for other uses allowed in an A2 Zone, there is A2 zoning across the street. Ms. Dean stated that she was torn but did think the city may be overreaching with the impact area. Ms. Heath said changing to A2 would provide a better transition to A1. Mr. Thompson