

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
MARCH 28, 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 Brett Thompson opened the regular meeting at 7:00 p.m.

The Commission reviewed the minutes of the February 28, 2022 meeting.

M/S/C Trish Heath made a motion to accept the February 28th minutes as written. Arlen Morgan seconded the motion. Motion carried unanimously.

OLD BUSINESS

Mr. Morgan stated he attended the last meeting for the Mid Snake River Water Resource Commission. He noted the percentages of the water for Twin Falls and NSCC and said there may be some cut backs in water usage to save water storage.

Ms. Marshall stated nothing has changed on the status of the Legislative Action List or update to the Comprehensive Plan. Ms. Marshall added that she had a meeting with the County Commissioners and the Administrator of the City of Jerome regarding the rezone for the Area of City Impact.

Commissioners asked further questions, Ms. Marshall answered.

Recess: 7:11

Reconvene: 7:14

7:15 HEARING – XAVIER FARM SERVICES, LLC; SPECIAL USE PERMIT FOR FARM EQUIPMENT REPAIR & SERVICE SHOP

Chairman Thompson opened the 7:15 Hearing for Xavier Farm Services LLC.

Chairman Thompson asked the Commissioners if they had if any conflicts of interest or concerns for the hearing. Mr. Thompson indicated he knew Mr. Williams as did other members of the Commission. None felt that it would impact their decision on the Application.

Brian Williams was sworn in and presented the Application. Mr. Williams provided information about the parcel and the application. He described what will be built and/or placed on the property and went through the general standards for the Special Use.

The Commissioners asked the Applicant questions.

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Brian Williams asked the Applicant, George Xavier, to come up and answer the questions from the Staff Report, Exhibit S17. Mr. Xavier acknowledged he was previously sworn in. Questions were answered.

The Commissioners asked Mr. Xavier and Mr. Williams questions.

Ms. Marshall introduced the Staff Report. She clarified why one use is listed as Manufacturing Miscellaneous Products. Ms. Marshall went over the approaches to the property based on the Highway District's approval letter. Ms. Marshall stated traffic and parking will have to be readdressed during the Building Permit process. She clarified the statement in the Staff Report that stated the Use is in compliance with the Comprehensive Plan.

Ms. Marshall reminded the Commissioners to go over the Conditions with the Applicant.

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

Brian Williams returned for rebuttal. He discussed the Conditions listed on the Staff Report and said his client understood the requirements and had no issues.

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

DISCUSSION & DECISION

The Commissioners discussed the evidence presented to them for the hearing and reviewed the General Standards.

M/S/C Trish Heath made a motion to approve a Special Use Permit for an On-Premise Sign and a Farm Equipment Repair and Service Shop eliminating the requirement that all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building on the property duly advertised for this hearing with the Special Use Permit Conditions 1, Special Use Permit Development Conditions 1-6, and the Special Use Permit Ongoing Conditions 1-3 found in the Written Decision. Arlen Morgan seconded the motion. Motion carried unanimously.

Recess: 7:46

Reconvene: 8:03

RECOMMENDATION PAGE

The Commission reviewed the Written Decision.

M/S/C Trish Heath motioned to accept the Written Decision as presented. Larrey Anderson seconded the motion. Motion carried unanimously.

ADJOURN

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

The meeting was adjourned at 8:12 p.m.
Respectfully Submitted,

Morgan Quayle, Administrative Assistant

ATTESTED BY:

Chairman

DRAFT