

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES**  
**May 23, 2022**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Chairman: Brett Thompson  
Present: Oscar Carranza, Becky Dean, and Arlen Morgan  
Absent: Trish Heath and Larrey Anderson  
Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator;  
Morgan Quayle, Administrative Assistant

**NEW BUISNESS**

Chairman Brett Thompson called the meeting to order at 6:04 p.m. He acknowledged those in attendance and for those not attending. The Committee discussed the Minutes from March 28<sup>th</sup> and May 16<sup>th</sup> Meeting.

**M/S/C Becky Dean made a motion to accept the March 28<sup>th</sup> and May 16<sup>th</sup> minutes as written. Arlen Morgan seconded the motion. Motion carried unanimously.**

Mr. Morgan stated he attended the last meeting for the Mid Snake River Water Resource Commission. He stated that they met with the Snake River Alliance. This organization is very forward moving with their tasks. He also discussed standards on clean water and funding effects on the Snake River and the Aquifer. The Commission is also tasked with INL projects.

Ms. Dean reported that the Rec Zone Committee looked at the maps of the Rec Zone area. They were able to complete 14 maps.

Chairman Thompson directed the meeting to discuss the Legislative Action Items.

Ms. Marshall informed the Commissioners about the error in the Area of City Impact Map that has been corrected. All Commissioners were given the correct map.

The Commission began to work on the Bi-Annual sponsored Text Amendments.

Ms. Marshall led the first topic of discussion. She directed the Commissioners to Chapter 6, Section 10 for Charts 6-8.

Ms. Marshall listed the other Text Amendments that needed to be discussed: Transmission Towers, Utility Structures, LCO wavier, and Campgrounds or RVs in the Commercial Corridor.

Mr. Marshall explained the LCO wavier as being a variance that will be added into Chapter 13, Livestock Confinement Operations, to allow the public to acknowledge the LCO giving them the choice to build a windbreak or berm. The Commissioners agreed.

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Ms. Marshall asked the Commissioners if there were any other amendments that might be needed.

Chairman Thompson asked about going over some definitions that were created by the Rec Committee. Ms. Marshall asked to go over the four topics first before going into definitions. The Commissioners agreed.

Ms. Marshall then directed the Commissioners to the Rec Zone portion in their packets, and addressed the color coding associated with the new definitions. Ms. Buhler will research Rec zone definitions for the next meeting.

Ms. Marshall went over the process and possible time line for completing the four Text Amendments with the Commissioners. They decided to have the cutoff for submittals in August for September review. [for possible February hearings]

Ms. Marshall started with the variances in Chapter 6, Section 6-10.01. The first one is Applicability 6-10.01, adding an A. and replacing "Chart 6-8" with "Chapter 6". Then adding a B. where B. will direct to Chapter 10, Setback requirements and standards of Section I, II, and III and may only be varied under the parameters of 6-10.03 B. Commissioners and Staff agreed to add a C. to the Section 6-10.01 to be stated as standards for setbacks identified in chapter 16, may be varied pursuant to the term of this section. Then Chapter 17 was up for discussion to be added in Chapter 6 Variances. There were discussions on clarifying the variances and provisions. Commissioners and Staff agreed to add a D. to Applicability 6-10.01. D. states parking space requirements in Chapter 17 of the JCZO may be varied pursuant to the terms of this section. The remaining chapters did not have any need for variances.

Further agreed changes:

Chapter 6 Section 6-10.02 Variance definition to state Chapter 2, page 31, Variance.

Change Chapter 6 Section 6-10.03 A. 1 to state "listed above in 6-10.01 A through D." Leaving numbers two and three alone because they are the same as state code.

Change B. of 6-10.03 to "No Standards listed above in 6-10.01 A. through D. of JCZO shall be enforced if it is considered stricter than an approved corresponding standard of another public agency that fulfills the same purpose."

No change in 6-10.04-12

The next chapter that was analyzed was Chapter 5, Charts and affected definitions in Chapter 2.

Agreed Changes:

Change Chapter 5, Chart 5-2, Transmitting Towers to Transmission Towers and add Special Use Permit (S) for Rural Residential (A-2), S for Commercial General (CG) and Permitted (P) for Industrial Light (IL).

Change Chapter 2 Transmission Towers Definition.

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Ms. Buhler reminded Ms. Marshall that there is no City Impact Area (IMP) in Chapter 5 anymore as each Area of City Impact has a Section in Chapter 10. Ms. Marshall asked the Commissioner to remove IMP from Chapter 5 Charts. They agreed.

Change Chapter 5 Chart 5-2, Utility Building & Structure(s) to Utility Building & Structure(s), Communications (without direct physical connections) and changed Use charts to P for Agricultural (A-1), P for Agriculture Limited (A-L), S for A-2, P for CG, P for IL, P for Industrial Heavy (IH), S for Preservation Zone (PR), S for Airport Zone (AR), and P for Commercial Corridor (CC).

They also added Utility Buildings & Structure(s) (with direct physical connections) to Chapter 5, Chart 5-2 and made it permitted in all zones.

The group removed definitions in Chapter 2, page 9 Communication Facilities and Communication Utility Building and Structures. Ms. Buhler stated that Public Utilities needs a definition. Ms. Marshall then stated that Staff will look through the Chapters for Public Utilities to see if the term exists in the Ordinance. Ms. Buhler mentioned the definition needed for Utilities and reading the original definition, it was substituted with the new definitions of Utility Buildings and Structure(s).

**OLD BUSINESS**

Ms. Marshall reminded the Commissioners and Staff of the meeting in June at 6 p.m. Ms. Marshall stated that there is a meeting in July that needs to change or have Ms. Buhler run the meeting. The Commissioners and Staff agreed to move the July meeting from July 25<sup>th</sup> to July 18<sup>th</sup>, 2022.

**M/S/C Oscar Carranza made a motion to move the meeting from July 25<sup>th</sup> to July 18<sup>th</sup> at 6 p.m. Arlen Morgan seconded the motion. Motion carried unanimously.**

**ADJOURN**

**M/S/C Oscar Carranza made a motion to adjourn. Becky Dean seconded the motion. Motion carried unanimously.**

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

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Morgan Quayle, Administrative Assistant

ATTESTED BY:

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Chairman