

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES**  
**May 24, 2021**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

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

Staff Attendees: Nancy Marshall, Administrator, Kacie Buhler, Assistant Administrator and Julie Lehmann Administrative Assistant

**BUSINESS MEETING**

Chairman Larrey Anderson opened the regular meeting at 7:01 p.m.

The Commission reviewed the minutes of the April 26, 2021 meeting.

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

Mid Snake River Water Resource Commission Report – Arlen Morgan spoke to going over the language in the manual. He gave a report on the invasive species at Blue Heart Springs. The purpose of the Commission is to keep the river clean so the last few years there has been a crack-down on the agriculture industry. He discussed the Snake River Alliance.

Nancy Marshall gave an update on the Legislative Action List. There was no new information to give on the Comprehensive Plan Update. She stated that she withdrew the application to rezone the East side and noted too much time had transpired since it started. She also stated demographics from the census are starting to come in.

Becky Dean commented on the Recreation Zone Committee. The Committee decided to create their own chapter. They have created categories and definitions for those categories. The Committee has been working on what they want to consider for the three different zones. The Committee hasn't decided where each Rec Zone goes yet. In Rec 1 they want to encourage some Commercial development. Rec 2 encourages some development but limits some activities. Rec 3 is to protect some kind of vital site.

Staff member Kacie Buhler swore in audience members wishing to testify.

**7:15 HEARING – MINDY PETRAMALO FOR A SPECIAL USE PERMIT FOR AN OFF-PREMISE SIGN**

Chairman Larrey Anderson opened the 7:15 Hearing.

Mindy Petramalo was sworn in and presented the application. She described the sign size, location and lighting. Ms. Petramalo answered questions from the Commissioners regarding use and lighting.

Nancy Marshall introduced the Staff Report. She clarified Commissioners' questions about jurisdiction, sizes & setbacks.

Chairman Larrey Anderson asked if there was anyone in support of the application in the audience. There was no testimony in favor.

Mr. Anderson asked if there was anyone in opposition. There was no testimony in opposition. There was one write in who was in opposition but stated no reason.

George Silver stating he only wanted clarification of the sign location, he felt if it was west of the house, it would be no problem.

The Applicant returned for rebuttal and clarified the distances and which side of the house the sign would be on.

Larrey Anderson closed the meeting for further testimony.

**DISCUSSION & DECISION**

Arlen Morgan stated that [the sign] meets all criteria and there are other signs in the area so he suggested that it be approved.

**M/S/C Trish Heath made a motion to approve the off-premise sign on the property advertised for this hearing. It does comply with requirements in Chapter 16 of the Zoning Ordinance. The Applicant is to obtain a building permit. Through testimony evidence presented there is no detrimental side effects from putting this sign up. In fact, there was testimony from the former Sheriff that it is in an appropriate location and that there were other signs in the area. Exhibits used were A1-11 through PC-1. Becky Dean seconded the motion. Motion carried unanimously.**

Recess: 7:28 p.m.

Reconvene: 7:32 p.m.

**7:30 HEARING – CROSSBRED DAIRY LLC FOR A LIVESTOCK CONFINEMENT OPERATION EXPANSION PERMIT**

Chairman Larrey Anderson opened the 7:30 Hearing. Persons wishing to testify were sworn in by staff.

Arlen Morgan stated his family raises calves for the dairy but stated that it would cause no conflict. Brett Thompson lives and owns property in the mile radius and stated there was no conflict.

Rick Onaindia stated he was sworn in and gave an overview of the business. They started in 2015 in Gooding and moved to Jerome in July 2019. They took the property over and made significant investments. He said they are applying to move a CAFO permit to another area to make the property more efficient and consolidate the animals. They talked to several neighbors about what they are doing and want to be good neighbors, and are always willing to talk to people.

Matt Thompson was sworn in and presented the application. He explained the Operation currently under five permits and the desire to combine them. He noted acreage and animal units. Staff recommended that they proceed forward as if they were expanding. The application requests combining three of the LCO permits, Site 1, Site 2, and Site 4. The three permits will be combined and will have 5,789 animal units. They are asking to add some unallocated ground to the permits, which