

JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
June 27, 2022
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

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

6:00 PM BUSINESS MEETING

Chairman Brett Thompson called the meeting to order at 6:06 p.m. He acknowledged those in attendance and those not in attendance. The Planning & Zoning Commissioners reviewed the minutes from last month's meeting.

M/S/C Becky Dean made a motion to accept the May 23, 2022 Minutes as written. Arlen Morgan seconded the motion. Motion carried unanimously.

6:09 PM SPONSORED BI-ANNUAL TEXT AMENDMENT WORK SESSION

Chairman Brett Thompson opened the Text Amendment meeting at 6:09 p.m. Chairman Brett Thompson asked Ms. Marshall to review the past changes from last month's meeting and to remind the Commissioners on what still needs to be changed.

Ms. Marshall updated the Planning & Zoning Commissioners and asked if the changes are still agreeable from the last meeting. The Commissioners approved the past changes.

Chairman Brett Thompson directed the meeting to start with the Dairy Windbreaks and Berms. The Commissioners looked at the Airport Fair Disclosure language from Chapter 12. Ms. Heath advised to just copy from Chapter 12, H., Waiver and paste the information. Ms. Marshall added D. Fair Disclosure and Waiver of Nuisance Statement. Under that, added as #1, "A Fair Disclosure and Waiver of Nuisance Statement may be provided to a Seeking Use that does not require a hearing for the proposed use. The seeking use may request to execute a fair disclosure statement in lieu of following the requirements of 13-6.04, H, WAIVER, as noted below. The Fair Disclosure and Waiver of Nuisance Statement shall serve to notify prospective buyers of property near the LCO that they may be exposed to the adverse impacts typically associated with LCOs (smell, sight, sound, airborne material, etc.)." The Commissioners and Staff composed a #2 and #3 paragraph in Chapter 13 for Fair Disclosure and Waiver of Nuisance.

Chairman Brett Thompson then directed the meeting to the RV Parks. Ms. Marshall discussed Chapters that would also change.

Ms. Marshall directed attention to Chapter 15 of the Jerome County Comprehensive Plan under Roadways, where support was found for the Use.

Ms. Marshall directed the Commissioners to Chapter 5, Use Category, Chart 5-6 Residential to change Park, Recreational Vehicle. Agricultural Zone (A-1) and Agriculture Limited Zone (A-L) remained blank. Rural Residential (A-2) was changed to Special Use Permit (S), Commercial, General (CG) was changed to (S). Industrial, Light (IL), Industrial, Heavy (IH), Preservation Zone (PR) and Airport Zone (AR) remained blank with Commercial Corridor (CC) changed to Permitted (P).

The Commissioners will address definitions and standards in the July meeting. The Commissioners hope to have the amendments ready for hearing at the August meeting.

MID SNAKE RIVER COMMITTEE REPORT

Mr. Morgan went over the Mid Snake River Commission Meeting. Mr. Morgan stated that Anderson Dam will be raised and designated to Mountain Home. He also discussed INL, the Committee was not happy with their recent response noting it did not answer questions about waste.

REC ZONE COMMITTEE REPORT

Becky Dean updated the group on the Rec Zones. Ms. Marshall stated that the Rec Zone Maps are completed.

7:15 PM Recess

7:17 PM Reconvene

7:18 PM MEETING TO REVIEW PRELIMINARY PLAT FOR SUNSET ACRES SUBDIVISION

Chairman Brett Thompson opened the meeting to review the Preliminary Plat for Sunset Acres Subdivision. Matt Ahrens with EHM Engineers, Inc., representing the applicant, Jami Gaver, gave a background on the property.

Mr. Ahrens stated there was an item on the Staff Report that he would like to clarify. He informed the Commissioners and Staff of the address that is no longer associated or in use for the Preliminary Plat due to a recent Land Division. It was just used as an address to help identify some kind of location on where the subdivision is to be developed.

Chairman Brett Thompson then opened up the discussion for questioning. The Commissioners asked questions to familiarize themselves with the Preliminary Plat of Sunset Acres Subdivision.

Chairman Brett Thompson asked if the Jerome County Highway District will be taking care of the roads. Mr. Ahrens replied yes and went on to discuss the agency letters. He stated that he is missing the Bus, Fire District, and South-Central Public Health District agency letters. Mr. Ahrens asked Staff if they had received any other agency letters. Staff stated they had received the Fire District agency letter. Ms. Marshall stated that the bus company may respond later on the Final Plat and noted that South Central had to sign the Final Plat.