

JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
June 28, 2021
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

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

Absent: Oscar Carranza

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

BUSINESS MEETING

Chairman Larrey Anderson opened the regular meeting at 7:00 p.m.

The Commission reviewed the minutes of the May 24, 2021 meeting.

M/S/C Trish Heath made a motion to accept the May 24th minutes as written. Becky Dean seconded the motion. Motion carried unanimously.

Mid Snake River Water Resource Commission Report – Arlen Morgan spoke to getting a report from Ken Skinner noting that the last 10 years the nitrates and phosphates have crept up. The report also noted that the only place that they have gone down is the west side of Jerome County where the concentration of dairies are. Mr. Morgan discussed several items. He stated that the Snake River Alliance said there were too many dairies causing problems but the study doesn't show that. He talked about the water level of the wells lowering and then rising and probably lowering again with the current drought. He stated that the money for the sampling has gone away, and the worry now is who will continue with the sampling. He said that all the springs are being sampled now. Mr. Morgan said that right now, there isn't anyone to bring all the information together to see what the trends are. He noted that the last five or six years there was a crackdown on phosphates. He said that there are positive things happening.

Nancy Marshall gave an update on the Legislative Action List. She said that the County Commissioners were talking about adding to it. She brought up the definitions for the Transmitting Towers and Communication and Utility Structures. The Recreation Zone Committee looked at them but decided not to stall their progress with the Rec Zone. She will suggest the addition at the next Board of County Commissioners meeting. She reported that one of the things the Commissioners want to see is the removal of the old dairies and transferring the animals to the newer, more up-to-date facilities. They are looking at the potential to make deed restrictions, to go along with the transfer of animal units. She noted it will be in the future when they work out these issues. A few of the items discussed will be added to the Legislative Action List. There was nothing to report on the Comprehensive Plan Update.

Becky Dean commented on the Recreation Zone Committee. She stated it's been really rewarding. They have finished the definitions, and are about 50 percent through the Standards. The final step will be to create a map of the Rec Zone Areas and then the hearings.

Recess: 7:13 p.m.

Reconvene: 7:15 p.m.

7:15 HEARING – EHM Engineers, Inc. on behalf of Standlee S Railway Industrial Park, LLC for Zoning Map Amendment from A1, Agriculture, to CC, Commercial Corridor

Chairman Larrey Anderson opened the 7:15 Hearing.

David Thibault was sworn in and presented the application. He described the request for the rezone of the property for the second phase of the commercial subdivision they are planning to build. Mr. Thibault answered questions from the Commissioners about access, present use of the property, and type of businesses.

Nancy Marshall introduced the Staff Report. She clarified Commissioners' questions about uses, access, and railroad spurs.

Chairman Larrey Anderson asked if there was anyone in support of the application in the audience. Andy Williams was sworn in and gave testimony about the truck traffic in and out of 300 South, noting it was difficult during traffic times. He said commercial would be better than residential.

Mr. Anderson asked if there was anyone in opposition. There was no testimony in opposition.

Mr. Thibault returned for rebuttal. He explained the traffic flow, turn lanes, and accommodations for vehicles to merge in and out of traffic. He talked about the concerns of Becky Dean about the railroad traffic stopping on the Highway.

Larrey Anderson closed the hearing for further testimony.

DISCUSSION & DECISION

Becky Dean stated that it was a very appropriate zone for the property. Arlen Morgan stated that it was an excellent use of the property.

M/S/C Trish Heath made a motion to recommend to the Board of County Commissioners to approve the Zoning Map Amendment to rezone the property duly advertised for this hearing from A1 [Agriculture] to CC [Commercial Corridor]. The Planning and Zoning Commission finds that the Application is consistent with the Comprehensive Plan as outlined by the Applicant and shown in the staff report. Essential utilities are located within this area, making it ideal for CC Zoning. The zoning would be consistent with current uses which will bring economic growth to Jerome County. Access to the property is appropriate to proposed uses. Staff report addresses positive impacts as noted above. Presence of LCO's could require additional conditions to be placed for berms, etc. depending on use but can be addressed during development. Exhibits used were A1-11 through S1-18 as well as testimony. Arlen Morgan seconded the motion. Motion carried unanimously.

BUSINESS MEETING CONT.

Nancy Marshall stated that the Board of County Commissioners is also looking at a fair disclosure statement for a waiver for the windbreaks and berms concerning the LCO's.

Staff presented the Recommendation page to the Commission for review.

JEROME COUNTY PLANNING & ZONING COMMISSION MINUTES JUNE 28, 2021 7:00 PM

M/S/C Trish Heath made a motion to accept the recommendation as written. Becky Dean seconded the motion. Motion carried unanimously.

ADJOURN

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

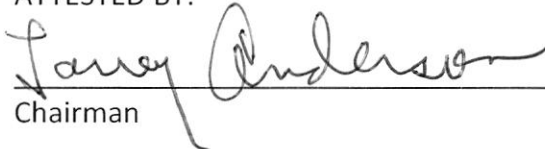
The meeting was adjourned at 7:54 p.m.

Respectfully Submitted,



Julie Lehmann, Administrative Assistant

ATTESTED BY:



Nancy Anderson
Chairman