

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
JULY 18, 2022
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

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

NEW BUISNESS

Chairman Brett Thompson called the meeting to order at 5:58 p.m. Chairman Brett Thompson acknowledged Larrey Anderson was not in attendance. The Committee discussed the Minutes from the June 27, 2022, Meeting.

M/S/C Trish Heath made a motion to accept the June 27, 2022, Minutes as written. Becky Dean seconded the motion. Motion carried unanimously.

Mr. Morgan stated Mid Snake River Water Resource Commission meeting is not scheduled until Wednesday. He stated INL will have a report on turning hazardous waste from liquid into a dry form. This will help the waste take up less space and make it less dangerous to store.

Ms. Dean and Mr. Carranza stated they missed the last meeting for the Rec Zone. Chairman Brett Thompson reported that the Committee worked on housing density and Land Divisions. There are no further meetings scheduled for the Rec Zone Committee at this time. Staff will email the Rec Zone Chapter to the Committee to determine if a future meeting is necessary. The Planning & Zoning Commission requested they receive a copy by email as well.

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

Ms. Marshall led the first topic of discussion. She stated that she had looked at all of the Chapters in the Ordinance to see if they were affected. She directed the Commissioners to Chapter 7, she explained the combined permit portion, gave an example of when that might happen. Acknowledging the lack of purpose with other changes, all agreed to leave as is for now. Ms. Marshall stated that the Commissioner and Staff will be looking at Chapters 2, 5, and 6 for items that are affected by the proposed amendments.

The Commissioners discussed the differences in definitions between trailer parks, camp grounds, mobile home parks, and transient lodging. Then they discussed the differences between rentals and transient lodging. Ms. Marshall read the campground and transient lodging definitions to the Commissioners.

In Chapter 2, the Commissioners changed Transient Lodging to Lodging, Residency and defined it as "A grouping of any commercial or non-commercial housing that rents or provides lodging to tenants in a

permanent or quasi-permanent structure for the purpose of residency.” The Commissioners then discussed and changed Lodging, Transient. The definition now states “Any commercial facility offering lodging or space on a limited basis. Lodging supports visitors with legal residency elsewhere.”

The Campground, Recreational Vehicle Park, and Mobile Home Park definitions were removed from Chapter 2.

Ms. Marshall then asked if the Commissioners would like to change the definition of Restaurant created by the Rec Zone Committee. They agreed it was a better definition.

Ms. Marshall asked the Commissioners if they agree with Mike Seib’s changes to the definitions of Utility Buildings and Structures. The Commissioners agreed, also adding “public and private agency” at the end of the new definition.

Ms. Marshall moved on to the Use charts in Chapter 5. They agree to remove Mobile Home Parks and Recreational Vehicle Parks from chart 5-6, Residential. Lodging, Residency is permitted with a Special Use Permit (SUP) in Agricultural Zone (A-1), Agriculture Limited Zone (A-L). It will be a Permitted Use in Rural Residential (A-2). Lodging, Transient is permitted with an SUP in A-1, A-L, Commercial General (CG), Industrial Light (I-L), Industrial Heavy (IH) and Permitted in Commercial Corridor (CC).

Ms. Marshall updated the Commissioners on a sentence that was added in Chapter 5. She then brought their attention to Chapter 6 where she added Outdoor Recreational Fire Standards. Under Mobile Home Parks/Recreational Vehicle Park, and Lodging, Transient in Chapter 6, #8 was changed to state “Three or more housing units on a parcel or lot.” This item will be reviewed further by Staff and Commissioners individually after the meeting.

Ms. Marshall went over the proposed changes for Chapter 18 for the Commissioners to review. She advised the Commissioners that there needs to be updates to the descriptions on what the Administrator and the Planning & Zoning Commissioners’ responsibilities are.

The Commissioners stated they would work on Standards for Lodging before the next meeting via email. They acknowledged that the text amendments would not be for ready hearing at the August meeting and agreed to try for September. Ms. Marshall reminded the Commissioners that the next meeting will be on August 29, 2022.

OLD BUSINESS

The Commission did not discuss Old Business.

ADJOURN