

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
AUGUST 28, 2023
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURTHOUSE**

CALL TO ORDER

Present: Chairman Brett Thompson, Janet Bolich, Oscar Carranza, Becky Dean, Arlen Morgan

Absent: Trish Heath

Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; Ryan Christensen, Planner

BUSINESS MEETING

Chairman Thompson called the meeting to order at 6:01 PM.

M/S/C Becky Dean made a motion to accept the July 31, 2023, minutes as written. Arlen Morgan seconded the motion. Motion carried unanimously.

MID-SNAKE RIVER WATER RESOURCE COMMISSION REPORT

Arlen Morgan said he was not able to attend the August meeting. Dan Suhr, Jerome County's other representative, is not interested in continuing his position once his term ends. Nancy Marshall asked if they had reached out to the Board of County Commissioners (BOCC) about finding a replacement. Mr. Morgan said they have not. Ms. Marshall suggested that Mr. Suhr schedule a time to discuss it with them.

COMPREHENSIVE PLAN UPDATE

No update

LEGISLATIVE ACTION LIST

Ms. Marshall reported on the 8/21/23 Recreation Zone work session with the BOCC. They had no changes to what the Planning & Zoning Commission recommended 7/31/23 and have scheduled a public hearing for October 2, 2023, at 5:30 PM. Chairman Brett Thompson asked if the Planning & Zoning Commissioners should attend. Becky Dean said she intends to attend, to see the process through.

6:15 PM – ELK RIDGE RV LLC FOR A SPECIAL USE PERMIT FOR THE FOLLOWING USES: OFFICE WITH LIVING QUARTERS, ANIMAL HOSPITAL, KENNELS, VETERINARIAN, BUILDING MATERIALS, CHEMICALS & CHEMICAL PRODUCTS, FOOD PRODUCTS, FURNITURE & FIXTURES, MISCELLANEOUS PRODUCTS, PAPER PRODUCTS, PROFESSIONAL & SCIENTIFIC PRODUCTS, TEXTILE PRODUCTS, EVENT CENTER, SPORTS ARENAS, THEATRES, LIVING QUARTERS, AUTOMOBILE REPAIR, DAY CARE FACILITIES, TRUCK & TRACTOR REPAIR, PUBLIC ACADEMIC & VOCATIONAL SCHOOL, AUTOMOBILE RENTAL, HOSPITAL, CLINICS & RELATED SERVICES, SCHOOLS-COMMERCIAL, ATHLETIC AREAS, ICE & ROLLER SKATING, SWIMMING POOLS (COMMERCIAL & PUBLIC), TENNIS COURTS, AIRCRAFT MAINTENANCE-REPAIR & REBUILDING, ALCOHOLIC BEVERAGES-BARS-CLUBS, APPAREL & ACCESSORIES, AUTOMOBILE & TRUCKS, BUILDING MATERIALS-HARDWARE, EATING PLACES, FARM EQUIPMENT SALES, FARM & GARDEN SUPPLIES, FOOD-DRUGS-LIQUOR; GASOLINE SERVICES STATIONS, GENERAL MERCHANDISE, HOME FURNISHINGS & EQUIPMENT, IRRIGATION SALES, LARGE IMPLEMENTS & HEAVY EQUIPMENT, MOBILE HOME SALES, PETROLEUM, RECREATIONAL VEHICLES, SPORTING GOODS, WHOLESALE DISTRIBUTION & WAREHOUSE, AUTOMOBILE OPEN

PARKING LOT OR GARAGE, FREIGHT TRANSFER POINTS, PACKING & CRATING, RAILROAD BUILDINGS & EQUIPMENT, TRUCK & BUS OPEN PARKING LOT, TRUCKING FACILITIES. ZONED CC, COMMERCIAL CORRIDOR; PARCEL 3002, LEGALLY DESCRIBED AS TAX 2203306 OF NWNW, LOCATED IN SECTION 35 OF TOWNSHIP 08, RANGE 17 EBM; 32.946 ACRES LOCATED ON THE SE CORNER OF US HIGHWAY 93 AND 200 SOUTH, EXCEPTING PARCEL 3018.

Chairman Thompson opened the hearing at 6:15 PM. Kacie Buhler swore in Jack Matthews. Mr. Matthews presented the Special Use Permit Application and discussed the multiple Uses they are seeking. He answered questions from the Commission regarding the specific Uses requested and the suitability of some of them for the site.

Nancy Marshall presented the Staff Report. She discussed the caretaker living quarters, the original idea behind the parking requirements for Commercial Corridor, fencing along the canal, and asked the Commission to ask the Applicant about the Trip Generation and Distribution Letter.

Mr. Matthews returned for rebuttal and asked to strike Uses 27, 36, 42, 46, 49, 50, and 51. He stated that they would like to keep Uses 23-26 as they believe enclosed facilities would be appropriate for the site and the Commercial Corridor Zone. They would like to embed the caretaker living quarters in the RV Park as a standalone building instead of within another structure. Mr. Matthews said they have no problem with a requirement to fence the entire canal on the property. The Commission determined that they have no problems with the parking as it is represented on the Site Plan.

DISCUSSION

The Commission discussed the Application and Conditions and found no issues with the General Standards.

M/S/C Becky Dean made a motion to APPROVE a Special Use Permit for Elk Ridge RV, LLC's request for a Special Use Permit for the 51 advertised Uses, excluding uses 27, 36, 42, 46, 49, 50, and 51, on the property duly advertised for this hearing, and waiving the requirements of the Commercial Corridor Performance Standards 6-7 E, with Special Use Conditions 1-3, Special Use Permit Development Conditions 1-10 adding an additional condition that the living quarters be embedded in the commercial endeavor, and Special Use Permit Ongoing and Final Operating Conditions 1-3. Reasons for this decision are that they met the General Standards. Used in making this decision were Exhibits A1-11 through AG1-7. Janet Bolich seconded the motion. Motion carried unanimously.

6:30 PM – JEFF AGUNDEZ; PRELIMINARY PLAT MEETING FOR ROCK PILE SUBDIVISION; A NEW 7 LOT SUBDIVISION ON 21.67 ACRES, LOCATED IN SECTION 17, TOWNSHIP 09 SOUTH, RANGE 17 EBM; PARCEL 0170, LEGALLY DESCRIBED AS TAX 2217252 OF NE; LOCATED AT 580 MESA GRANDE COURT, JEROME, IDAHO.

Chairman Thompson opened the meeting at 7:08 PM.

Jeff Agundez presented the Preliminary Plat Application for Rock Pile Subdivision. There are currently three existing homes. He explained that his intention in pursuing a subdivision is to provide his children with the opportunity to finance their own homes and provide them with options in the future should they choose to sell off or develop the other lots. Mr. Agundez and the Commission discussed the

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existing and proposed accesses for the Subdivision, Jerome Highway District's insistence that the roads be private, and connectivity to neighboring subdivisions. The CBU is proposed to be located in the Mesa Grande Subdivision at the Post Office's request. Mr. Agundez said he has not secured an easement for the location.

Nancy Marshall presented the Staff Report. She noted that the vicinity map does not meet the standards of the Jerome County Zoning Ordinance (JCZO). She described the accesses and explained that the Ordinance requires connectivity, whenever possible, between subdivisions, and gave examples of why that requirement came about. She said that the Highway District is not willing to adopt the roads and will not sign the Final Plat if they are to be publicly maintained. She discussed the requirement for the CBU to be on a public road, as the Post Office will not deliver on private roads. If the CBU is to be located in the Mesa Grande Subdivision, an easement will be required. She noted that Staff cannot waive the connectivity requirement, but the Commission may include it in their recommendation to the Board of County Commissioners.

PUBLIC COMMENT

A resident of Lava Ridge Subdivision

The individual expressed her concerns over increased traffic on 500 S in the vicinity of its intersection with Homestead Drive. Chairman Thompson explained that the access she is referencing already exists.

Chairman Thompson asked if there were any more public comments. Hearing none, he invited the Applicant back for rebuttal. Chairman Thompson asked Mr. Agundez to expand on his reason for choosing seven lots. Mr. Agundez replied that if he had to go through the subdivision process anyway, he might as well provide future development options for this family. He said that if connectivity is not required, he will probably not finalize all seven lots. Chairman Thompson voiced concerns over the added complexity of requiring roads that the Applicant and Highway District do not want. He suggested a short recess.

RECESS 7:49-7:55

Mr. Agundez returned and said he would prefer to avoid having to build out the connectivity, but does not want to have to start the process over and would like to move forward with the Subdivision as submitted in the Preliminary Plat.

DISCUSSION

The Commission discussed the application and Staff Report. The Commission noted that connectivity is important and if Mr. Agundez is ok with moving forward with the condition in place, they are also.

M/S/C Becky Dean made a motion to recommend to the Board of County Commissioners to approve the proposed Preliminary Plat for Rock Pile Subdivision; a new 7 lot Subdivision on 21.67 acres on the property described above. It is the Commission's determination that this Application is complete and is in compliance with the standards of this Chapter [Chapter 8] and the JCZO as a whole. The Commission further recommended the following conditions: an appropriate location for the CBU is to be established and an additional street name be created. The Commission used Exhibits PA1-12 through A1-15 in making this determination. Oscar Carranza seconded the motion. Motion carried unanimously.

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M/S/C Becky Dean made a motion to email the Written Decision and Recommendation Page to the Commission and if a quorum of the Commissioners approve the Written Decision and Recommendation Page, the Chairman will then sign them. Janet Bolich seconded the motion. Motion carried unanimously.

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

The meeting was adjourned at 8:02 PM.

Respectfully Submitted,

Ryan Christensen, Planner

ATTESTED BY:

Chairman

DRAFT