

JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
August 29, 2022
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

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

NEW BUSINESS

The Commissioners worked on the Sponsored Bi-Annual Text Amendments. Nancy Marshall informed the Commissioners that they will be working on the Ordinance without a quorum and will be waiting on the quorum before making any decisions.

Ms. Marshall asked the Commissioners to review the ordinance changes that were made at the last meeting. The Commissioners had some questions about the definitions and Ms. Marshall reminded the Commissioners why they had previously made those particular changes.

Ms. Marshall then guided the Commissioners to Chapter 5 of Chart 5-6, Residential, where Lodging, Residency, is listed. Ms. Marshall and the Commissioners then discussed removing the "S" from Agriculture Zone (A-1), and Agriculture Limited Zone (A-L), as decided in the last meeting. The "S" will still remain in the Commercial General Zone, (CG), and will still be permitted in the Commercial Corridor, (CC), for Transient Lodging. The Commissioners wanted to move forward with the charts then circle back on where Lodging, Residency should be permitted.

Ms. Trish Heath arrived, completing the quorum. Chairman Brett Thompson called the meeting to order at 6:25 p.m. Chairman Brett Thompson acknowledged Becky Dean and Oscar Carranza were not in attendance and updated Ms. Heath on what they had previously discussed.

Staff and the Commissioners began working on Chapter 6.

Ms. Marshall informed the Commissioners of the new standards for Transient and Residency Lodging. The Commissioners reviewed the standards of Lodging, Transient, of Chapter 6, Section 7, K. titles to be Lodging, Transient/Recreational Vehicle Park. They discussed the proposed standards making corrections and adjustments.

Ms. Marshall then led the discussion to Lodging, Residency. The Commissioners reviewed the standards for the proposed standards making corrections and adjustments to Chapter 6, Section 7, K. Lodging, Residency/Mobile Home Park.

Recess: 6:50

Reconvene: 7:00

The Committee discussed the Minutes from the July 18, 2022 Meeting.

M/S/C Trish Heath made a motion to accept the July 18, 2022 Minutes as written. Arlen Morgan seconded the motion. Motion carried unanimously.

Ms. Marshall informed the Commissioners that Larrey Anderson, a former P&Z Commissioner, has resigned. There is one application for a possible candidate for the P&Z Commissioner position.

Mr. Morgan stated there were no meetings scheduled for the Mid Snake River Water Resource Commission. There was nothing to report.

Ms. Marshall informed the Commissioners that Kacie Buhler was unable to make any progress on the Recreation Zone text. There is nothing to report.

7:15 HEARING - ED & SHARON PETERSON; REZONE FROM CC TO A-2

Chairman Brett Thompson opened the 7:15 Hearing for Ed & Sharon Peterson's rezone request.

Chairman Thompson asked the Commissioners if they had any conflicts of interest or concerns for the hearing. There were none.

David Thibault, Larry Collins, and Mark Gihring were sworn in. David Thibault from EHM Engineering, speaking on behalf of Ed and Sharon Peterson, for their rezone, presented the application.

Mr. Thibault stated that the application is to rezone the Commercial Corridor (CC) to Rural Residential (A-2). He stated that the CC Zone was established due to the proximity to the highway. The Golf Course was developed by Ed and Sharon Peterson. He explained the limitations for commercial development. He noted they wish to rezone the current zone (CC) to (A-2) to allow further development of homes/subdivisions around the Golf Course that will complement their current business.

Chairman Brett Thompson stopped Mr. Thibault to receive clarification on which parcel or parcels they are wishing to rezone. Mr. Thibault showed the Commissioners which properties they were wanting to rezone. Chairman Brett Thompson shared the confusion on what the application stated verses what Mr. Thibault was discussing. Mr. Thibault and Ms. Marshall discussed the previous emails and how the confusion might have occurred. Ms. Marshall suggested that they finish this current hearing, and readvertise the parcels the applicants wish to rezone. This hearing is to be tabled. There were no disagreements between the parties on that decision. The hearing will continue.

Chairman Brett Thompson then opened up the discussion for questions. There were no further questions. Chairman Brett Thompson then asked the attending public if there were any who wished to speak on behalf or against the rezone request.

Mark Gihring, who is for the rezone stated that he would like to upgrade the property and build a new house on his property. Mr. Gihring stated that there is already a mobile home on this property but would like a second home. He recognized that if the Rezone was not approved that his current dwelling