

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES**  
**August 30, 2021**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

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

Staff Attendees: Nancy Marshall, Administrator, and Kacie Buhler, Assistant Administrator

**BUSINESS MEETING**

Chairman Larrey Anderson opened the regular meeting at 7:02 p.m. He asked the Commission if they had any conflicts of interest in the Hearings scheduled for the night. Oscar Carranza advised the chairman he would recused himself for the third hearing. The Commission reviewed the minutes of the June 28, 2021 meeting.

**M/S/C Trish Heath made a motion to accept the June 28<sup>th</sup> minutes as written. Becky Dean seconded the motion. Motion carried unanimously.**

Mid Snake River Water Resource Commission Report – Arlen Morgan stated that there was no meeting this month but had one the previous month. He said Steve Hines was present at that meeting and discussed the multiplier effect from LCO's of revenue for our local economy.

Nancy Marshall gave an update on the Legislative Action List. She stated no changes had been made on the list and gave a quick overview. There was nothing to report on the Comprehensive Plan Update.

Becky Dean commented on the Recreation Zone Committee. She said the Committee has made huge strides. She said the Committee has an idea on bringing in income from fees for developing in the Rec Zone. Ms. Dean stated Staff is working on putting the chapter together and the Committee will meet next on September 15<sup>th</sup>.

**7:15 HEARING – SANDRA HARNEY; SPECIAL USE PERMIT FOR HOME-BASED HAIR SALON**

Chairman Larrey Anderson opened the 7:15 Hearing.

Sandra Harney was sworn in and presented the application. She said she was applying for a Special Use Permit for a hair salon on her property. Her husband, Mr. Harney, gave testimony on the remodel of the residence to accommodate the business as he is her contractor. The Commissioners asked questions regarding the water association, employees, signs, and the Fire District requirements.

Nancy Marshall introduced the Staff Report. She read two Public Comments into the record in support of the Application.

Chairman Larrey Anderson clarified that there was no one in support or opposition of the Application in the audience.

Mrs. Harney returned for rebuttal.

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Larrey Anderson asked if there were any further questions. Hearing none, he closed the hearing for further testimony.

**DISCUSSION & DECISION**

The Commission discussed the evidence presented to them for the hearing.

**M/S/C Trish Heath made a motion to approve a Special Use Permit for a Hair Salon operating as a Home-Based Business, on the property duly advertised for this hearing with the conditions one through three. Exhibits used were A1-18 through PC1-2 as well as testimony. Arlen Morgan seconded the motion. Motion carried unanimously.**

**7:30 HEARING – CHRIS BARBER; ZONING MAP AMENDMENT FROM A1 TO CC**

Chris Barber was sworn in and presented the application on behalf of Leann and Douglas Jacobson. Mr. Barber explained the history of the property and that it was the old watermaster's house. He stated the house is in disrepair and no one seems to be interested in preserving the historical aspect of the house. He explained that his clients would like to rezone the property to Commercial Corridor. Mr. Barber described the surrounding area and pointed out the commercial uses. Mr. Thompson asked for a history of ownership of the property. Mr. Barber explained how Leann and Douglas Jacobson obtained ownership and have hired him to represent them. Mr. Thompson asked about the larger parcel surrounding the property and asked about access. Mr. Barber explained that would be up to ITD. He said there is a turn lane going both directions off of Highway 93 onto 200 South.

Nancy Marshall introduced the Staff Report. She gave the background history of the property. Ms. Marshall stated that she reached out to ITD [Idaho Transportation Department] to inquire about why they considered this property historical when widening the road. ITD explained that if they can avoid a potential historical site they will. Ms. Marshall confirmed that Staff has received a recorded property deed in the Jacobson's names. Ms. Marshall showed the Future Land Use Map and how it corresponds to the Application. She explained that the Commissioners can rezone based on the Comprehensive Plan regardless of the property ownership. Ms. Marshall said the residence is unoccupied. She said when posting the sign on the property, she was able to turn into a driveway directly off of Highway 93. She said she is not sure if ITD would allow a commercial enterprise to utilize the driveway but ITD did not remove the driveway. Ms. Marshall pointed out the questions she had included on the Staff Report.

Chairman Larrey Anderson asked if there was anyone in support or opposition of the Application in the audience. There was no one.

Mr. Barber returned for rebuttal. He explained Mrs. Jacobson's absence and reiterated that he is representing them.

Chairman Anderson asked if there were any further questions. Hearing none, he closed the hearing for further testimony.

**DISCUSSION & DECISION**

Mr. Morgan said no one would want to rebuild the house right along Highway 93. He said it is right in the corridor anticipated for Commercial. Mr. Carranza agreed and stated that the property is in the area identified in the Comprehensive Plan for Commercial Corridor. Brett Thompson had nothing to add. Ms. Dean stated that she thinks this is a logical use of the property and keeping it as a residence or farming such a small parcel is not logical. Trish Heath stated that the Application is consistent with the Comprehensive Plan as stated in the Staff Report with the three bullet points on S17. There is no indication that there is any interest in preserving based on historical significance and the house is in poor condition. This is a good location for CC [Commercial Corridor] per the Future Land Use Map and Comprehensive Plan. The turning lane on 93 supports traffic and cleaning of the property will improve the land and public interest.

**M/S/C Trish Heath made a motion to recommend to the Board of County Commissioners to approve the proposed Zoning Map Amendment to rezone the property duly advertised for this hearing from A1 [Agriculture] to CC [Commercial Corridor]. Exhibits used were A1-10 through S1-19 as well as testimony. Arlen Morgan seconded the motion. Motion carried unanimously.**

**7:45 HEARING – ABC AGRA LLC; SPECIAL USE PERMIT FOR AN OUTDOOR RECREATIONAL VEHICLE STORAGE, RECREATIONAL VEHICLE PARK, AND WHOLESALE WAREHOUSE & DISTRIBUTION FACILITY**

Mr. Anderson stated for the record that Commissioner Oscar Carranza had recused himself from the hearing.

Scott Bybee was sworn in and presented the application on behalf of ABC Agra, LLC. He stated the Special Use Permit would be for an Outdoor Recreational Vehicle Storage, Recreational Vehicle Park, and Wholesale Warehouse and Distribution Facilities.

Nancy Marshall presented the Staff Report.

Chairman Larrey Anderson asked if there was anyone in support of the application in the audience.

Blair Crouch and Oscar Carranza were sworn in and testified in support of the application.

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

Mr. Bybee returned for rebuttal.

Larrey Anderson asked the Commission if they had further questions. Hearing none, he closed the hearing for further testimony.

**DISCUSSION & DECISION**

**JEROME COUNTY PLANNING & ZONING COMMISSION MINUTES AUGUST 30, 2021 7:00 PM**

The Commission discussed the evidence presented to them for the hearing.

**M/S/C Trish Heath made a motion to approve a Special Use Permit for an Outdoor Recreational Vehicle Storage, Recreational Vehicle Park, and Wholesale Warehouse and Distribution Facilities, on the property duly advertised for this hearing with the conditions and add Condition #8. Exhibits used were A1-11 through AG1-12 as well as testimony. Becky Dean seconded the motion. Motion carried unanimously.**

**WRITTEN DECISIONS & RECOMMENDATION PAGE**

Oscar Carranza returned to the Commission at 8:40 p.m.

**M/S/C Trish Heath motioned for the Written Decisions and the Recommendation Page to be emailed to the Commissioners and upon approval, give final authority to Larrey Anderson to sign. Becky Dean seconded the motion. Motion carried unanimously.**

**ADJOURN**

**M/S/C Trish Heath made a motion to adjourn. Arlen Morgan seconded the motion. Motion carried unanimously.**

The meeting was adjourned at 8:42 p.m.

Respectfully Submitted,

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Kacie Buhler, Assistant Administrator

ATTESTED BY:

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Chairman