

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES**  
**September 26, 2022**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Chairman: Brett Thompson  
Present: Janet Bolich, Oscar Carranza, Trish Heath and Arlen Morgan  
Absent: Becky Dean  
Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; Denice Carrillo, Administrative Assistant

**BUSINESS MEETING**

New Commission member, Janet Bolich, introduced herself and gave a brief explanation about her residency, job history, and family. The other Commissioners introduced themselves, also with brief overviews of their length of service on the Planning and Zoning Commission, residency, etc.

Chairman Thompson noted the next item on the agenda was the minutes [August 29, 2022].

**M/S/C Trish Heath made a motion to approve the minutes as presented. Arlen Morgan seconded the motion. Motion carried unanimously.**

Mr. Morgan gave a report on the Mid Snake River Water Resource Commission. Headwater from Yellowstone, past waste areas, have been getting cleaned. Wells have gone up due to recharge, nitrate levels are down. Mr. Morgan keyed in on other minerals affecting water quality and their life spans. Most notably, Iodine has a life span of 15 million years. Mr. Morgan explained the improvements over the years and gave Ms. Marshall the USGA report to present to the County Commissioners.

Oscar Carranza gave an overview and update of the work that has taken place on the Recreation Zone Committee. Ms. Marshall gave the status of the Recreation Zone work in the office.

Nancy Marshall and Chairman Brett Thompson discussed October's Hearings. There will be an additional meeting in October, October 17<sup>th</sup>, to address the Bi-Annual Text Amendments due to the number of applications scheduled for hearings in October. Mr. Thompson asked if any could be included in the October 17<sup>th</sup> meeting. Ms. Marshall discussed advertisement timing and stated that all other hearings would be held during the regularly scheduled meeting on October 24, 2022.

Chairman Thompson opened the Sponsored Bi-Annual Text Amendments work session. Nancy Marshall discussed why the Commission meets at 6:00 p.m. for Text Amendments. Ms. Marshall stated that this group of requested amendments were primarily in support of the amendments in Chapter 5.

The Commission discussed Chapter 5. Ms. Marshall explained last month's discussion of Staff's concerns on allowing Lodging, Residency in the A1 Zone. The Commission is aware that they need to look into employee housing needs. The Commission will revisit the topic. Ms. Marshall explained the files they were reviewing, noting, that the applications explain what changes are requested, reasoning, and identifying the Comprehensive Plan support. There were no corrections requested.

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Ms. Marshall discussed Chapter 6. Oscar Carranza had questions on utilities other than sewer and water. Staff and Commission had no concerns or corrections.

Nancy Marshall gave an overview of Chapter 2. Commission and Staff had no changes.

Chairman Thompson asked Staff for further clarification of the Fair Disclosure and Waiver of Nuisance Statement. Ms. Marshall explained the purpose. The Commission had no changes for Chapter 13.

Mr. Carranza asked about Chapter 18 and the use of the word "Board" and about removing amendment dates. Ms. Marshall explained "Board" is defined in the Ordinance to be "The Board of County Commissioners" and she discussed the changes on the amendment dates. There were no corrections requested.

**M/S/C Trish Heath made a motion to approve changes as proposed by the Planning & Zoning Staff for Chapters 5, 6, 2, 13, and 18 for presentation at the [October 17<sup>th</sup>] hearing. Used in the decision for recommending, Planning and Zoning Staff have presented Exhibits A1-19 for Chapter 5, A1-19 for Chapter 6, A1-A35 for Chapter 2, A1-A28 for Chapter 13, and A1-A5 for Chapter 18. Discussion during this and previous meetings has answered questions and concerns. Arlen Morgan seconded the motion. Motion carried unanimously.**

Recess: 6:55

Reconvene: 7:15

**Trish Heath made a motion to take the Zoning Map Amendment Hearing for the Petersons off the table. Oscar Carranza seconded the motion. Motion carried unanimously.**

**7:15 HEARING - ED & SHARON PETERSON; REZONE FROM CC TO A2**

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. Nancy Marshall noted that Janet Bolich and Oscar Carranza were not at the August 29<sup>th</sup> Hearing and would not be participating in the Hearing or Decision.

David Thibault, Larry Collins, and Sharon Peterson were sworn in by Kacie Buhler. David Thibault from EHM Engineering, spoke on behalf of Ed and Sharon Peterson, for their rezone. He presented the Application and clarified the area intended for the Rezone. Nancy Marshall made a few comments from the amended Staff Report. The Commission had no questions.

Sharon Peterson testified in support of the application and explained the plan for housing. She explained why she thought it should be zoned A2. Chairman Thompson asked about the previous zone. She stated it was zoned A2.