

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
OCTOBER 24, 2022
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Chairman: Brett Thompson
Present: Janet Bolich, Oscar Carranza, Becky Dean, and Trish Heath
Absent: Arlen Morgan
Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; Denice Carrillo, Sharde' McMillan, Ryan Christensen, and Katrina Wilcox

BUSINESS MEETING

Chairman Brett Thompson called the meeting to order.

The Commission reviewed and approved the minutes from the last two hearings.

M/S/C Trish Heath made a motion to approve the October 17, 2022, and September 26, 2022, Minutes as written. Oscar Carranza seconded the motion. Motion carried unanimously.

Ms. Marshall is scheduled to meet with the Board of County Commissioners on October 31st with the new developers of Devil's Corral to discuss the progress on the Recreation Zone. Ms. Marshall will be presenting the proposed map for the Recreation Zone.

Ms. Marshall noted that Staff would be meeting for a work session with the Board on November 7, 2022, at 11:30 a.m. The Board will have their first review of the Bi-Annual Text Amendments at this time and will decide to continue working on the amendments or prepare for hearing.

M/S/C Chairman Brett Thompson moved to amend the Agenda, moving Old Business to follow the Business meeting. Oscar Carranza seconded the motion. Motion carried unanimously.

OLD BUSINESS

Ms. Marshall spoke on the Comprehensive Plan update noting there is new Census Data to add. She discussed one catch-all directive that has been used regularly but suggested looking for a directive that allows changes to keep the Zoning Ordinance current and up to date. She noted the changes to the Legislative Action List.

6:15 SUMMIT CREEK DEVELOPMENT, LLC; ZONING MAP AMENDMENT FROM A1 TO CC

Chairman Thompson called the hearing to order. The Applicant and Staff were sworn in by Kacie Buhler.

Jack Matthews, representing Summit Creek Development, stated they are requesting a rezone from Agriculture (A1) to Commercial Corridor (CC). He said the property is slated for commercial zoning on the Future Land Use Map. He said the surrounding properties support their request. He said they plan on developing the property for commercial use.

Ms. Marshall introduced the Staff Report and gave the procedural history. She said the property is currently owned by Scott Jackson and is in active agricultural use. Satellite imagery indicates that crops have been maintained on the property as far back as 1985. This property was slated for "Commercial Overlay" in the 1990's and was identified as such on the previous and the current Future Land Use Maps. She said the notes on the Staff Report are very similar to a previous report for the adjacent property that was rezoned last year.

Chairman Thompson asked if there was anyone in the audience in support or opposition. There was no one. There were no further comments from the Applicant.

DISCUSSION & DECISION

Chairman Thompson agreed that the application is consistent with surrounding uses and surrounding zoning. Oscar Carranza commented that it is in line with surrounding uses and Commercial Corridor is appropriate for the property. Becky Dean said that it is what the County has intended for this property. Trish Heath said it is in the public's best interest as it supports economic growth and the uses that are allowed in the zone are supported by the Comprehensive Plan. Janet Bolich agreed that it is a commercial area and needs to be developed.

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. The application is supported and is accordance with the Comprehensive Plan. Becky Dean seconded the motion. Motion carried unanimously.

Recess: 6:24

Reconvene: 6:30

6:30 TES AND JENNIFER COOK; SPECIAL USE PERMIT FOR MANUFACTURING, BUILDING MATERIALS

Tesfahun, "Tes" and Jennifer Cook and members in the audience were sworn in by Kacie Buhler.

Tes and Jennifer Cook introduced themselves and stated they are applying for a Special Use Permit (SUP) to build sheds, livestock shelters, and greenhouses. The name of their business would be Cottage Works. The hours of operation will be Monday through Friday, from 8 a.m. to 5 p.m. Most of the business will be online with no customers on site. They intend to have a three foot by three foot sign to help identify the entrance. They anticipate trucks delivering lumber every other month to start.

The Commissioners asked the Applicants questions about the location of the well, number of sheds on site, and the average size of the units. Ms. Dean voiced her concerns on materials and equipment being kept inside the shop. Brett Thompson advised the Applicants that any decision the Commission makes does not supersede any CC&R's that the Applicants may be subject to.