

**JEROME COUNTY PLANNING AND ZONING COMMISSION
MINUTES
January 26, 2015 7:00 p.m.
DISTRICT COURT ROOM, JEROME COUNTY COURT HOUSE**

The Chairman Jack Nelsen called the meeting to order at 7:01 p.m.

Present: Chairman Jack Nelsen, Larrey Anderson, Ed Brune, Bill Baker and Trish Heath.

Excused: Jeff Ross and Jim Schlund

Staff Attendees: Art Brown, Planning and Zoning Administrator, Nancy Marshall, Sylvia Garcia and Legal Counsel Mike Seib.

BUSINESS MEETING

Chairman Jack Nelsen asked the Commission Members if there were any corrections or additions to the November 12, 2014, November 24, 2014 and December 10, 2014 minutes.

M/S/C Motion made to approve all minutes as submitted. The motion was seconded and carried unanimously.

RECOMMENDATIONS

Staff presented recommendations for the Board for the Area of City Impact.

Recommendation to rezone the areas that will no longer be in the Area of City Impact

The first recommendation had incomplete areas because the Commission hadn't made decisions on 2 specific areas. The Commission Members spoke about areas that are still undecided such as parcels 0017, 2450 and 3600 in Section 10 of Township 9 Range 17. They discussed city sewer and water lines, existing subdivisions, residential density, city subdivisions, prior testimony, preserving Ag Land, the AL Zone and LCO's. They felt the best zone for parcels 0017, 2450 and 3600 was the AL Zone. They were in support of all those areas in the recommendation page that began with "Maintain" because they were previously discussed and decisions were already made. Mr. Baker recused himself from the Commission for the discussion of Parcel 4801 in Section 20 of Township 9 Range 17 and all other areas of the recommendation that were undecided. The Commission Members discussed Farm Fresh Trucking, Allen Subdivision, parcel 6361 of Township 9 Range 17 section 20 in the Preservation Zone and the subdivision in preservation zone they further discussed Parcels 1201, 3003, 7489 in Section 28 of Township 9 South Range 17 and Parcel 0002 of Section 29 Township 9 Range 17. They determined they would maintain those areas zoned as presented. Mr. Nelsen indicated that the only change would be to change parcel 0017 to Ag Light.

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Mr. Baker rejoined the Commission.

Staff presented the recommendation for Text Amendment to Chapter 3-1, 4-7, 5-1, 6-3 and the creation of Chapter 10 AREA OF CITY IMPACT

The Commission Members reviewed this recommendation page and agreed that all of the amendments as well as Chapter 10 should be approved as presented, the following motion was made:

M/S/C Motion made to approve text amendment to Ch. 3-1 supporting the creation of Chapter 10 Area of City Impact as presented and written by Staff. The motion was seconded and carried unanimously.

Staff presented the recommendation to rezone those areas within the current area of City Impact and those areas that are shown on the proposed zoning map as presented with the following changes in those areas noted on Exhibit S-79

The Commission Members reviewed the 9 changes that were previously discussed on December 10, 2014 and agreed on. Mr. Anderson stated that he does not agree with recommendation number 9 (he voted against on 12/10/2014). There was a correction to recommendation number 4.

**RECESS 7:29 PM
RECONVENE 7:34 PM**

Staff presented the recommendation page for the Area of City Impact Zoning with corrections.

M/S/C Motion made to rezone those areas within the current area of City Impact and those areas that are shown on the proposed zoning map as presented with those changes that are noted by Staff. The motion was seconded and carried unanimously.

Mr. Baker stepped down from the Commission and remained in the audience.

The Commission Members discussed the changes to the changes to the recommendation page for those areas that have been excluded from the Area of City Impact. They agreed that parcel 0017 in Section 10 of Township 9 Range 17 be changed to Impact Ag Light as previously discussed.

M/S/C Motion made to rezone those areas that will no longer be in the Area of City Impact as written by Staff. The motion was seconded and carried with a vote of 3 aye 1 no. Larrey Anderson voted no; Mr. Baker was recused and Chairman Mr. Nelsen voted.

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Mr. Baker rejoined the Commission.

CHAPTER 8 WORK SESSION

Staff presented the proposed Chapter 8 to the Commission Members and the recommendation to get rid of Chapter 9. They discussed significant changes in the Ordinance and format. Mr. Brown advised the Commission that Planned Unit Developments are being replaced with Cluster Subdivisions. Mrs. Marshall stated that Staff was tasked by the Planning and Zoning Commission to address cluster subdivisions and modify and stream line lot line adjustments in a platted subdivision. She stated that a Special Use Permit through this process is not necessary because a subdivision is simply dividing land and a Special Use Permit is not needed to do that; a Special Use Permit addresses a use not actions and a subdivision isn't a use it is an action. Staff further discussed section 8-5 Subdivision Permit. They also discussed road right of way, Idaho codes, irrigation water, rezones and other concerns that the Commission had. Mr. Seib provided legal advice.

The Commission Members decided to take Chapter 8 home to review and make any changes necessary and submit them to the Planning and Zoning Department.

ADJOURNMENT

M/S/C Motion made to adjourn the meeting at 10:06 p.m. The motion was seconded and carried unanimously.

Respectfully Submitted,

Administrative Assistant

ATTESTED BY:

Chairman