

**JEROME COUNTY PLANNING AND ZONING COMMISSION  
MINUTES  
May 18, 2015 7:00 p.m.  
DISTRICT COURT ROOM, JEROME COUNTY COURT HOUSE**

Chairman Larrey Anderson called the meeting to order at 6:59 p.m.

Present: Chairman Jack Nelsen, Larrey Anderson, Ed Brune, Bill Baker and Jim Schlund.

Excused: Trish Heath and Jeff Ross

Staff Attendees: Art Brown, Planning and Zoning Administrator, Nancy Marshall, Sylvia Garcia and Judy Gonzalski.

**7PM HEARING, MATT THOMPSON-SPECIAL USE PERMIT**

Mr. Anderson opened the 7:00 pm hearing for the Matt Thompson application for a Special Use Permit for a Rendering Plant. Jack Nelsen recused himself because he was not present for the original hearing. He remained in the audience. The audience was sworn in. Mr. Anderson as acting Chairman asked if there was any testimony in support. Matt Thompson came forward as the principle speaker for those in support. Mr. Thompson presented the application and explained how the operation works. The Commission asked Mr. Thompson about exhaust, odor elimination, discretion used in hauling dead stock, how their transport of materials would be different from similar services, how often the trucks would be cleaned, if the IDEQ regulates rendering plants, and if this plant would be built with new or older technology. Mr. Thompson explained the process of eliminating odors, the advantages of local pick up, not overloading the trucks so the public can see what is inside. He said the dead animal trucks would be cleaned daily, that IDEQ does not regulate rendering plants but the State Department of Agriculture regulates and insures the product is safe for consumption. Mr. Anderson then asked if there was any exparte or conflict of interest. There was none. Art Brown presented his Staff Report. He explained the first hearing had not been properly posted on the property and had been reposted correctly for this hearing. Mr. Brown directed the Commission to Exhibit S19 which is documentation for the appropriate water right from the Department of Water Resources. Mr. Brown said there were numerous pages of a petition taken in. Mr. Brown stated he had spoken with Dave Jensen from the Idaho Transportation Department (ITD) who told him there are five (5) requirements that need to be met. The Commission asked Mr. Brown to clarify the 5 conditions for use of the Highway 93 access, which he did. Also giving testimony in support was: Theodore Larsen, Justin Stokes, Brandon Stokes, Brian Eaglin, Jason Stokes, Teri Stokes, Jason Capps, Andrew Prescott, and Curtis Merrill. Brandon Stokes stated there had been question where he could apply as an owner since he does not own the land yet. Brandon Stokes stated he is considered as owner since he is purchasing the property. Brandon Stokes also stated the petitions were brought about by social media which he said made false statements. Brandon Stokes also stated part of the purpose of the plant is to reduce animals going into the land fill, and stated that Darling International is the only company close to the area that renders. Testimony given by the remainder of the speakers was as follows: computers will monitor and help run the plant, nothing escapes to hurt the environment, the odor would be less offensive than dairies in the area, there are between 400,000 to 500,000 cattle in the area from 303 dairies, a rendering plant is needed in the area, a local rendering plant would save money for

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the local businesses using it and that it will create jobs. Steven Marshall was the principle speaker for those in opposition. He indicated he is concerned about the Leaf Cutter Bees he uses for his Ag operation; he stated the proposed rendering plant would have an effect on his Ag practices. Giving testimony in opposition was: Mary Marshall, Aaron Voorhees, Shawna McKay, Bryan McKay, Matthew McKay, Richard Otto, Jackie Fiala, Amy McCombs, Josh McKay, Don Thibault, Kevin McKay, Janet Bolich, Rodney Bolich, Karl Smith, Patrick McMillen, Herbert Renn Jr, Jack Nelsen and Sharon Ruhter. Testimony given covered: chemicals emitted into the air from the proposed plant, traffic concerns on Highway 93, if the pond for the plant will be sufficient, how much water a day would be used and concerns about the water usage lowering the water table, water shortage concerns, more waste in the area, odors, location of the plant, what the County plans to do if the proposed plant contaminates the water, if this plant will be bio-secure, concerns about spreading disease and urging the Commission to bring in the State Veterinarian. A recess was called by Mr. Anderson.

**RECESS 9:29 PM**

**RECONVENE 9:56 PM**

Mr. Anderson re-opened the hearing for discussion and said there are questions they need expert testimony on. He stated they need to post-pone the Applicant's rebuttal until they have heard from those experts. The Commission discussed which experts they need to hear from and decided on the Idaho Transportation Department (ITD), the Idaho State Department of Agriculture (ISDA), the Idaho Department of Environmental Quality (IDEQ), and the State Veterinarian. The Commission questioned how much time they had to get the hearing done and Mr. Brown clarified that under 7-7.01 that within 180 days following the first hearing the Planning & Zoning Commission shall either approve without reservations, approve with conditions, or, deny the application.

**M/S/C Ed Brune motioned to post-pone the hearing until the information is received from the ITD, ISDA, IDEQ, and the State Veterinarian; and resume the hearing on June 29, 2015. Bill Baker seconded the motion and it carried unanimously.**

Mr. Anderson Adjourned the hearing for the Matt Thompson Special Use Permit.

**BUSINESS MEETING**

Mr. Anderson opened for approval of the April 20, 2015 minutes. Mr. Nelsen returned to the Commission. The Commission did not make corrections to the minutes.

**M/S/C Ed Brune motioned to approve the April 20<sup>th</sup> minutes as written. Bill Baker seconded and the motion carried unanimously.**

**7:15 PM HEARING– CHAPTERS: 8, 9, 2, 3, 4, 5, 6, 7, 13, 13A, & 20**

Chairman Nelsen opened the hearing for the text changes. Chapter 8 had been previously discussed and the corrections were made. No further changes were made. The Commission went through the text changes for Chapter 2 page by page and requested the following changes: on Exhibit A43, the second "Mobile Home" should read MOBILE HOME PARK. The Commission reviewed text changes to Chapter 4 and had no corrections. The Commission reviewed text changes to Chapter 5 and stated that 5-2 needs to agree with language in 5-5 and

reference the charts that are being described. The Commission questioned the “NR” letters under 5-2 D on Exhibit A61. Nancy Marshall clarified that the letters are there for Non-regulated uses such as Concession Stands. Ms. Marshall stated the NR (for Non-Regulated), would be added in the charts as the Commission went through the charts to eliminate certain uses. The Commission reviewed the Chapter 5 charts. On Exhibit A72 in the row for “Golf Driving Ranges” under the column of “C-G” they discussed P-1 and decided they would address specific items at a later date. The Commission had a question about the X’s on the table on A77. Ms. Marshall clarified that the X’s are to show that in the Ordinance under 5-5, the requirement is for a Specialized Permit such as an LCO (Livestock Confinement Operation). The Commission discussed the text changes for Chapter 6 and made one correction. Under 6-9 #3, they struck South Central District Department and after the word “the” added “minimum health standards as set forth by the Health Authority” and struck “sanitary restrictions/requirements” for the purpose of making the language the same as on Exhibit A86 on #7. The Commission discussed the text changes to Chapters 7, 13, 13A, and 20 making no corrections. The Commission agreed with the proposed change to Chapter 9, striking the Chapter and holding for future use.

**Chapter 14**

Staff presented Chapter 14. The Commission questioned why B.3 on Exhibit A5 changed from 40 to 80 acres. Ms. Marshall clarified that it allows you to divide off existing homes from the farm; whether it’s one, two or three homes, as long as you don’t create a subdivision. Ms. Marshall further explained that as currently written, people with 2 homes were not able to split them off from the property. Ms. Marshall stated it will not increase the density of home sites that exist already. Mr. Sieb stated that this change makes the Ordinance fit the policy intended by the County. Mr. Nelsen said there are not that many changes and after looking them over said he would like to accept them as submitted.

**M/S/C Jim Schlund motioned to approve all submitted changes with the corrections to be signed by the Chairman later. Ed Brune seconded and the motion carried unanimously.**

**ADJOURNMENT**

**M/S/C Bill Baker motioned to adjourn the meeting at 10:46 p.m. The motion was seconded and carried unanimously.**

Respectfully Submitted,

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Administrative Assistant

ATTESTED BY:

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Chairman